

Small Economical E Class Unit On A New Lease
(345sq ft – 34M²)



13b Odeon Parade, Allendale Road, Greenford, Middx, UB6 0RS

Location: Situated within this local parade of shops in the heart of a densely populated residential community. The unit fronts Allendale Road and sits amongst a mixture of retail, catering and office units. There is free, limited duration parking immediately in front of the shops, and Sudbury Town Underground is within a few hundred metres.

Description: A small lock-up unit with wc and rear access.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

The unit comprises approx. 345 sq. ft or 34 sq. metres. Please note that the adjoining half shop could also be made available if a larger unit as requires.

- Amenities: Very Low Outgoings
Rear Access
Good Local Parking
Security Shutter
Close to Sudbury Station
- Rent: £8,500 p.a.x.
- Lease: New lease for a term by arrangement on full repairing and insuring terms, outside the security of tenure provisions of the Landlord & Tenant Act 1954.
- Business Rates: R.V £5,000 (Ealing). Therefore, currently **Nil payable** for small businesses.
- Legal Costs: Each party is to pay their own legal costs.
- References: A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.
- Viewing: Strictly by prior appointment

N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

