

COMMERCIAL ESTATE AGENTS & VALUERS

**FORMER BAKERY / SHOP  
TO LET**

**276 KINGSBURY ROAD, KINGSBURY, LONDON NW9 0BY**

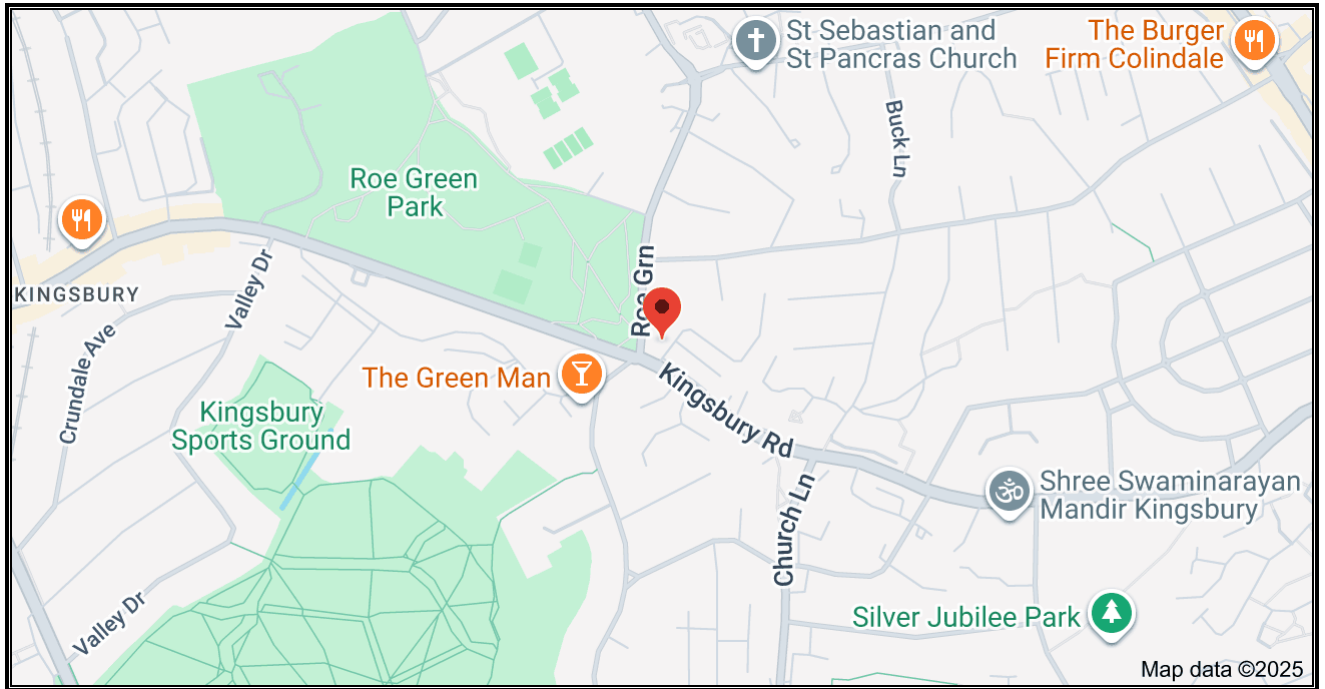


**LOCATION** The shop is situated in a small secondary parade of shops in between the junction off Roe Green and Uphill Drive

1 BEDFORD ROAD  
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**ACCOMMODATION** Comprises a ground floor former bakery/ shop affording the following approximate dimensions:

Frontage	16'8"
Internal width	16'1" narrowing to 12'2"
Depth	46'9"

**Ground floor area** 648 sq ft approx.

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals and mutual option to break on 3 January 2031. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

**RENT** £22,500 per annum exclusive.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value for 2025/2026 is £11,750 and currently will receive 100% relief under the Small Business Rates scheme. Interested parties should confirm annual rates payable with the Rating Authority.

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**LEGAL COSTS** Each party to be responsible for their own costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.



Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."