

Small E Class Café Unit in Edgware 363 sq ft – 33.5m²

TO LET

21B Burnt Oak Broadway, Edgware, Middx, HA8 5LD



Location:

Small lock up ex café unit situated at the southern end of Burnt Oak Broadway on the Main A5 Road into London. The subject property is in a parade of mixed use shops and catering units behind a wide pedestrian area to the front.

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

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

3H Property Consultants Ltd trading as 3H Property Consultants

Accommodation:

Comprises a small lock up shop as follows:

Internal Width (Front): 2.10m
Internal Width (Rear): 3.25m
Retail Depth: 10.06m
Retail Area: 27.50m²
Rear Store: 6.00m²
Total Net Area: 33.50m² (363 sq ft)

Amenities:

Roller Shutter
Rear Access

Rent: £10,500 p.a.x Vat is not applicable.

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: Rateable Value £5,900 (Brent). Tenants entitled to small business relief should pay no rates.

N.B: The property is offered in shell condition and a rent - free period will be granted to assist with refurbishment

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

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