

Class E Unit In Maida Vale
Approx. 1100 Ft² (101^{M2}) On Ground & Lower Ground Floors



249 Elgin Avenue, Maida Vale, W9 1NJ

Location

Situated within about 50 metres of Maida Vale Underground Station, in a busy parade where other occupiers include Gails Bakery, The Elgin Public House/Restaurant, Vineyard Pharmacy and Soloman Supermarket.

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

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

Accommodation Comprises approximately 1085 sq ft (101 M²) on ground & lower ground floors.

Building Depth	12.78m		
Max. Width	5.10m		
Ground Floor	44.9 m ²	484 sq ft	
Lower Ground	56.0 m ²	616 sq ft	
Total:	101 m²	1100 sq ft	

Previously occupied as a bubble tea/café occupier, the ground floor has a kitchen area to the rear with sales space to the front plus storage areas. The basement houses 2 offices, large store room, plus under- pavement storage vaults and fully tiled wc/shower room.

Amenities Marble Tile Floor
Modern Shopfront
Rear Garden area
Panelled Walls
Catering Equipment Available By Negotiation

Lease New lease for a term by arrangement on full repairing and insuring terms.

Rent **£37,500** p.a.x. VAT is not applicable.

Rates: Rateable Value £26,250. Please confirm the actual amount payable with Westminster Council Rates Department

References: A charge of £250.00 + VAT (£300.00 inc. 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.

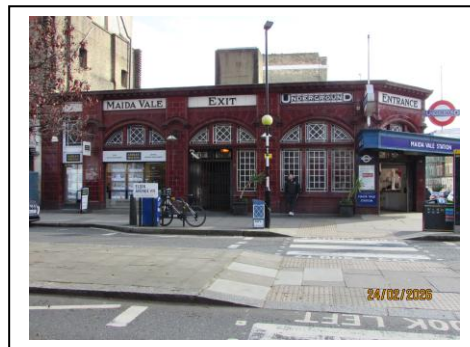
User Suitable for use within Class E planning consent.
Grocery/Convenience store is not permitted

EPC B (45)

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N.B.

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