

LONDON

2-4 Elgin Avenue

AVAILABLE

2-4 Elgin Avenue, Maida Hill, London W9 3QP



CONTACTS FOR THIS PROPERTY

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PROPERTY DETAILS

| | |
|---------------------------|------------------------|
| Rent | Upon Application |
| Rates Payable (estimated) | £37,675.07 pa |
| Service Charge | Contact us for details |
| Rateable Value 2023/24 | £67,883 |
| Insurance | To be confirmed |
| EPC | Available on request |
| Tenure | New Lease |
| Use Class | Contact us for details |

LOCATION

The location is within easy access with fantastic public transport links via Westbourne Park, Royal Oak, Ladbroke Grove and Maida Vale stations. Notting Hill and Portobello Road are within a few minutes walk.

Immediate retail occupiers close by are broad in their nature to include Toolstation, Sainsbury's Local, Post Office, Leyland SDM and various medical clinics.

DESCRIPTION

The subject property comprises the ground and part basement of a highly prominent corner building at the junction of Elgin Avenue and Harrow Road overlooking Maida Hill Market.

ACCOMMODATION

| | | |
|--------------|-------------|------------|
| Ground Floor | 131.14 sq m | 1411 sq ft |
| First Floor | 174.02 sq m | 1872 sq ft |

LEASE DETAILS

A new effectively full repairing and insuring lease for a term to be agreed.

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