

Hillview House,
Hallswelle Parade
Finchley Road, London NW11 0DL
020 8371 9161

office@grosvenordean.co.uk

www.grosvenordean.co.uk



GROSVENOR DEAN



283 Edgware Road, London NW9 6NB

Ground Floor Retail Unit In Prime Retail Parade

Key Points

Established Retail Parade

Ground Floor E Use

Busy Location & Good Footfall

Excellent Transport Links

Free Parking most of the day

Location

Colindale is a diverse multicultural district within the London Borough of Brent. The property is located in a prominent position on a mixed retail and residential parade on Edgware Road. Nearby occupiers include McDonalds, Matalan, KFC & Premier Inn but the area is occupied predominantly by sole traders and niche boutiques.

Colindale lies approximately seven miles North West of the West End and directly North West of Hendon. The location benefits from excellent transport links with numerous bus lines passing the premises as well as being a short walk from Colindale Station (Northern Line). There is free parking on both sides of the road outside the property for most hours of the day.

Sat Nav: NW9 6NB

Description

The premises are currently open plan and has been trading as an internet café. There is a storage area at the rear including space for a kitchenette & WC. The premises fall within Use Class E which potentially allows for various users.

Sizes

External Frontage:	18.4 ft	(5.6 m)
Shop Depth:	15.5 ft	(4.73 m)
Internal Width:	16.5 ft	(5.03 m)
Kitchen & Storage:	55 sq. ft	(5.2 sq. m)
Total Area:	320 sq. ft	(29.75 sq. m)

Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent

£14,000 per annum exclusive. This building is currently not elected to VAT.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Rateable Value has been calculated at £8,200 from April 2023. If you qualify this means there are NO Business Rates payable for these premises. Interested parties are advised to confirm the rating liability with Brent Council.

EPC

The EPC will follow shortly.

Viewing

Via sole agents Grosvenor Dean Limited **Contact:** David Guttentag

E: david@grosvenordean.co.uk P: 020 8371 9161 M: 07970 087 111

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