



PRIME CLASS E UNIT TO LET EDGWARE ROAD

145-147 EDGWARE ROAD, LONDON W2 2HR

Location:

The subject property occupies a prominent position in the prime pitch of Edgware Road, central London.

Neighbouring multi-national occupiers include Slim Chickens, Specsavers, Halifax, Holland & Barrett, Barclays Bank, McDonalds, Merkur Slots, Waitrose, Argos, Ryman Stationery, Grosvenor Casino, together with a number of established independent operators.

Edgware Road Station (Bakerloo, Metropolitan, District & Circle Line) is located opposite the property.

Rent:

£200,000 per annum exclusive.

Use:

The premises benefits from Class E Use. Alternative uses will be considered STP.

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	3,750 sq. ft. (348.39 m²)
Basement:	1,136 sq. ft. (105.51 m²)

Lease:

The premises are available by way of a new lease for a term to be agreed.

Service Charge & Insurance:

Service Charge TBC.

The landlord is responsible for insuring the building and recovering the premium from the tenant. The tenant will be responsible for their own contents insurance.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

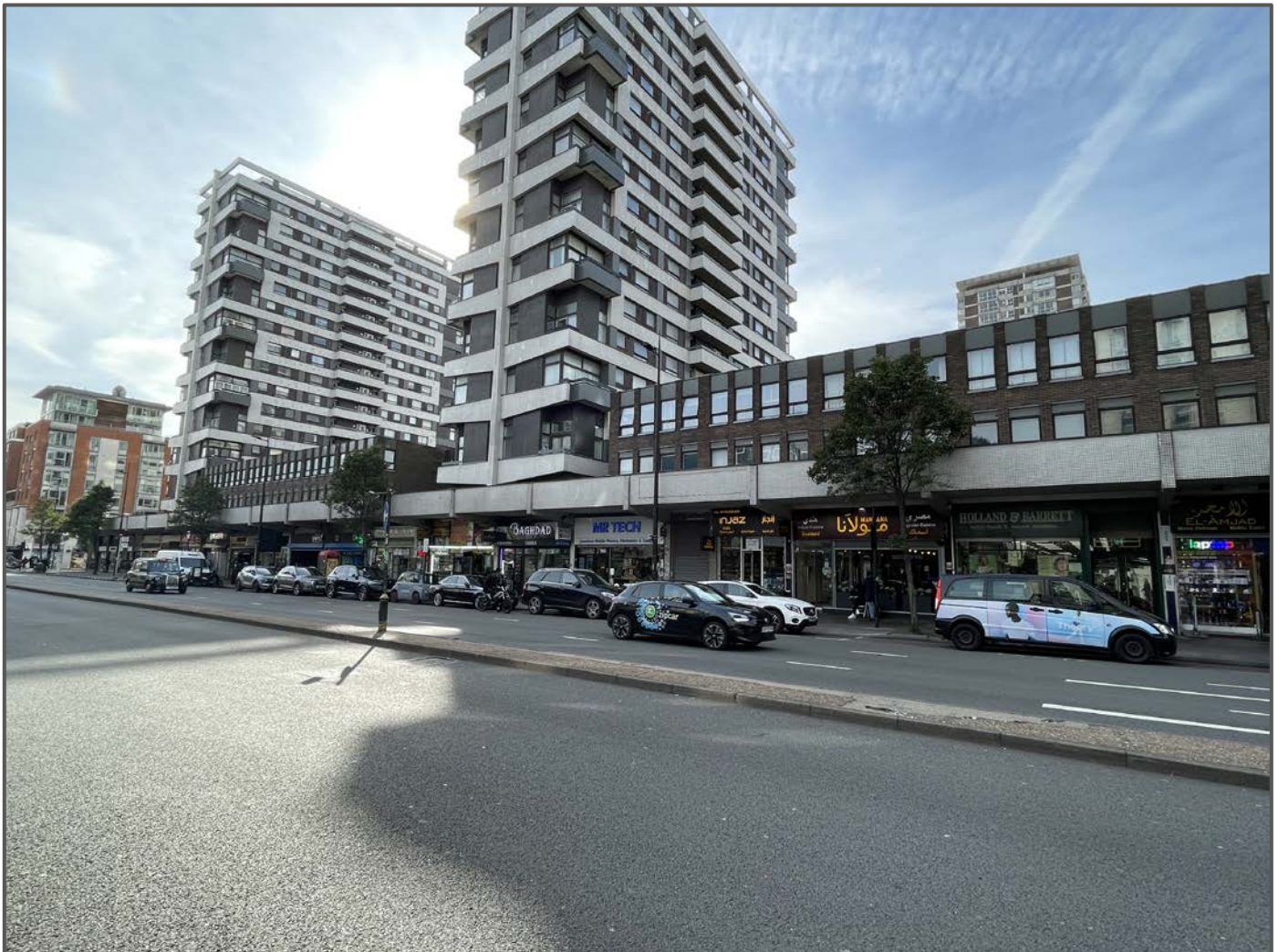
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Parade Photo:



Location Map:

