

To let

2 Elgin Avenue, London, W9 3QR



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gva.co.uk/12454

Description

Elgin Avenue / Harrow Road is a busy junction in north west London close to Maida Vale. Westbourne Park tube station (Circle/ Hammersmith & City) is a five minute walk away. The retail offer is predominantly local independent traders. Multiple retailers close by include Sainsbury (next door), several bookmakers, Iceland, Co-Op food and Costa Coffee.

Accommodation

The premises are arranged over basement and ground floors providing the following approximate internal floor areas:

Basement	88.8 sq m	955 sq ft
Ground floor	174.2 sq m	1,875 sq ft
Total	263 sq m	2,830 sq ft

Lease

The premises are available on an assignment of an existing lease expiring 11 December 2026 with a further rent review on 11 December 2021.

Rent

£55,000 per annum exclusive.

Business rates

We understand that the property is assessed as follows:

Rateable value: £57,000
UBR: £47.9 (2017/18)
Rates Payable: £27,303

Interested parties should make their own

enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority.

EPC

A certificate can be made available.

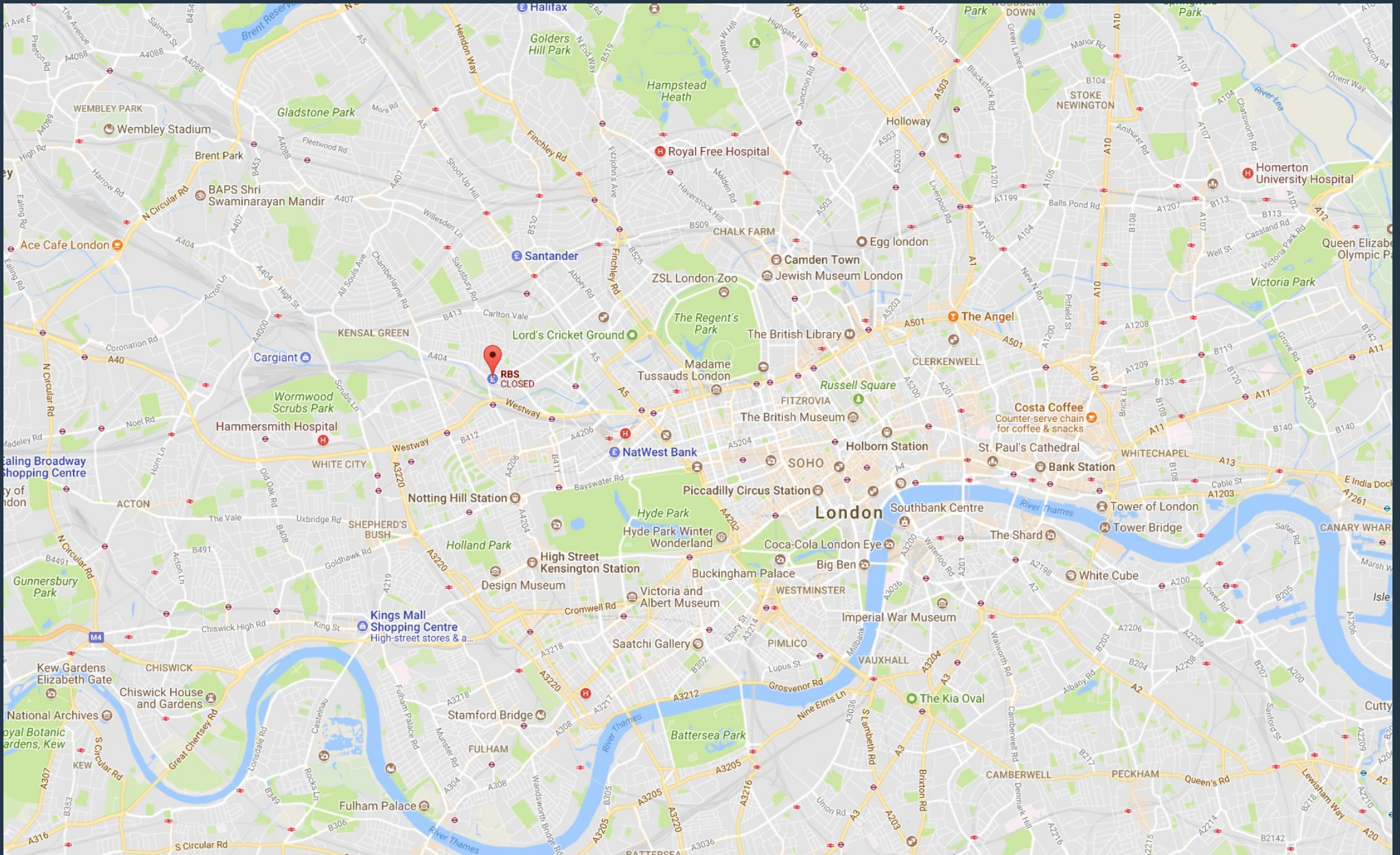
VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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