

# To Let, Retail Unit

For further information  
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49 Church Street, London NW8 8ES



## Description

This property is located on Church Street to the west of the Edgware Road. Church Street is made up of a mixture of commercial tenants on the ground floor and residential occupiers on the upper floors. Nearby retailers include Andrew Nebbett Antiques, Vincenzo Caffarella Antiques and Decoratum Interiors. The subject unit is located less than 0.3 of a mile from Edgware Road underground station which is on the Circle, District and Hammersmith & City and Bakerloo lines.

## Accommodation

The property forms part of a 3-storey purpose built block and provides accommodation arranged over ground and basement floors only. The approximate net internal floor area is:

Ground floor	40.60 sq m	437 sq ft
Basement Floor	35.59 sq m	383 sq ft

## Lease

The premises are available by way of a new effective full repairing and insuring lease, for a term to be agreed. The quoting rent is £33,000 pax.

## Planning

The unit benefits from A1 planning consent.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £18,250

**UBR (2015/16):** 0.480\*

**Rates Payable:** £8,760

\*This rate applies to small businesses.

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.

## VAT

VAT if applicable will be charged at the standard rate.



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