

# To Let

81 Edgware Road, London, W2 2HX

For further information  
please

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## Location

The subject property is located in central London, in the City of Westminster. Paddington Station is 0.6 miles to the north-west. The property is located in a prominent position on the corner with Kendal Street. Nearby occupiers include Al Rayan Bank, Costa, Western Union, William Hill, Subway, and a range of other independent retailers.

## Accommodation

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

Basement:	81.01 sq m	872 sq ft
Ground floor:	141.03 sq m	1,518 sq ft
First floor:	107.95 sq m	1,162 sq ft
Total:	329.99 sq m	3,552 sq ft

## Lease

The property is available by way of an assignment of an existing ten year lease expiring 1 May 2024 with a further rent review 2 May 2019 (which is currently outstanding). Alternatively a sub-lease may be available.

## Rent

£127,500 pax

## Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £121,000

**UBR:** £0.513 (2018/19)

**Rates Payable:** £62,073

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

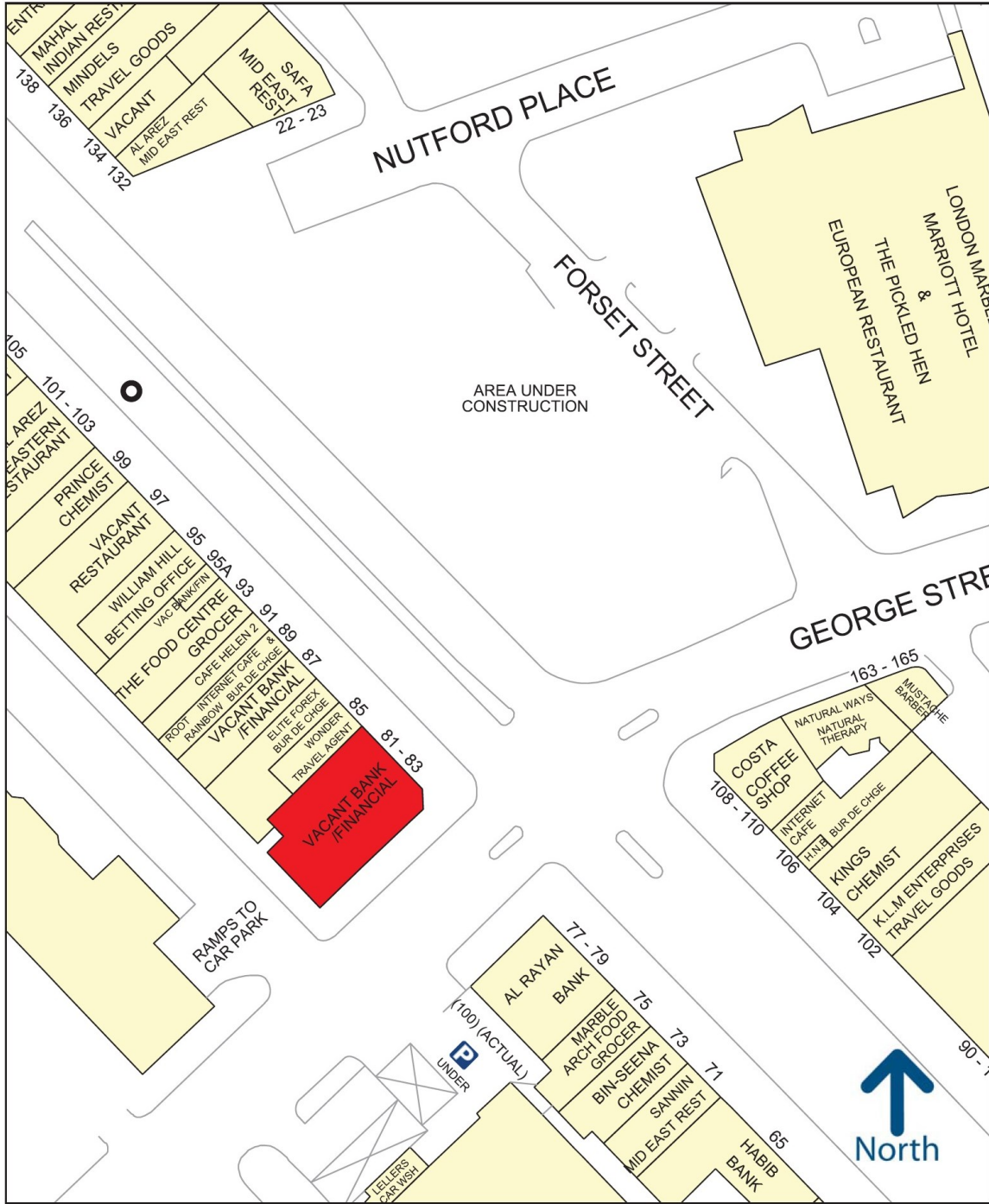
Interested parties should verify the planning use for the unit with the local planning authority.

## EPC

The property has an EPC rating of E.

## VAT

We understand that VAT is payable on the rent.



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