

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

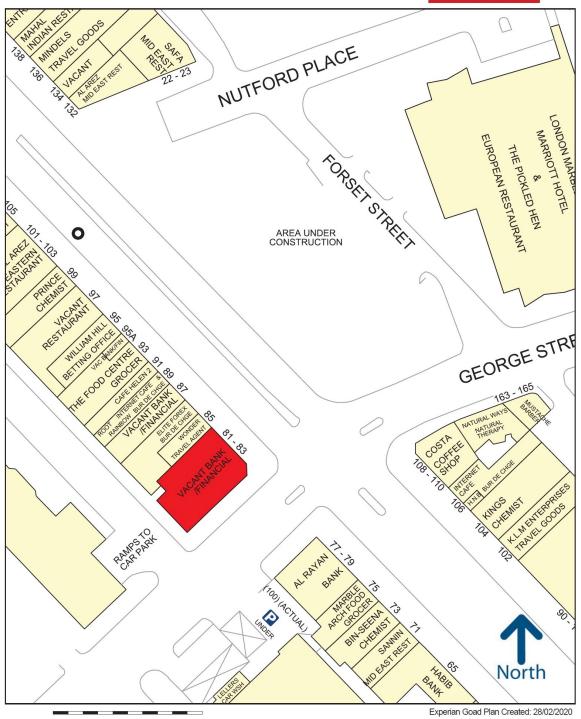
The property has an EPC rating of E.

VAT

We understand that VAT is payable on the rent.







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30 metres



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