

11 CLIVE PARADE GREEN LANE NORTHWOOD HA6 2QF



PRIME SHOP TO LET
EXCELLENT LOCATION
816 SQ FT
NEW LEASE - NO PREMIUM
RENT £35,000 PAX (PLUS VAT)

VDBM

Chartered Surveyors

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Northwood
Middlesex
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LOCATION

The property is situated in one of the best positions the main shopping street of Northwood. Nearby multiples include Waitrose, Costa Coffee, One Stop, Ask, Boots and established independents. Northwood Metropolitan Line Station is within a couple of minutes walk as is a large public car park.

DESCRIPTION

The property comprises a ground floor lock up shop with glazed shop front. WC at rear. To be presented in shell condition.

Shop floor area 816 sq ft

TERMS

The shop is available on a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Offers invited in the region of £35,000 per annum exclusive. VAT is payable on the rent.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £23,750
Rates payable £11,400 (2018/2019)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The incoming tenant to pay the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of B (47).

VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**