

To Let

2 Elgin Avenue, London, W9 3QR



08449 02 03 04

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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:

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

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.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

User

The lease permits Classes A1, A2 and/or A3.

Business rates

We understand that the property is assessed as follows:

Rateable value: £57,000
UBR (2021/22): £0.512p
Rates Payable: £29,184

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Legal costs

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

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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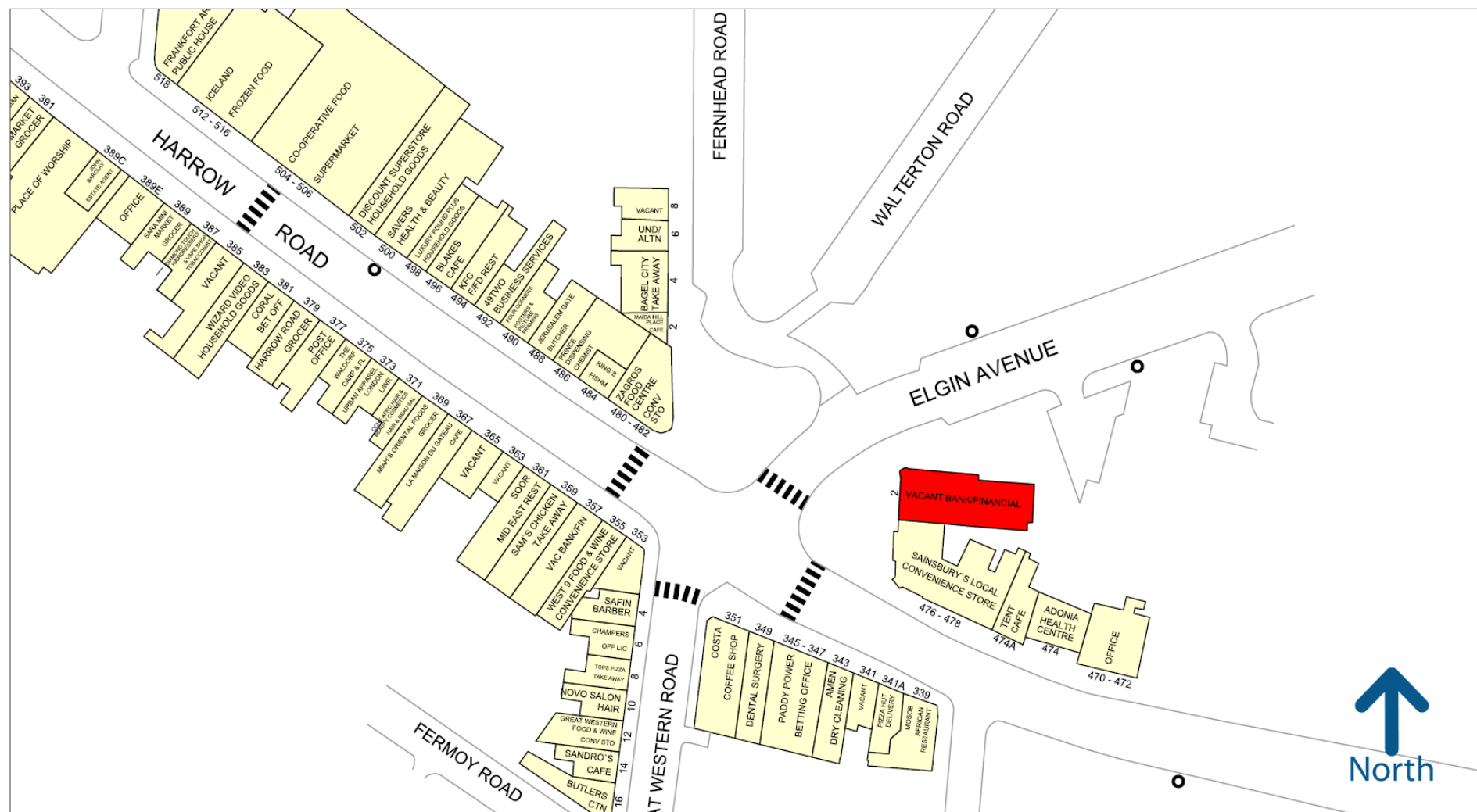
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