



AVAILABLE TO LET

27 Cricklewood Broadway NW2

27 Cricklewood Broadway, Cricklewood, London NW2 3JX

Showroom with A1, A2, B1a, D1 & D2 Uses (5,274 SF/489.95 SM.)

Showroom with A1, A2, B1a, D1 & D2 Uses (5,274 SF/489.95 SM.)

The premises are situated on the ground floor of a newly constructed mixed use residential and retail development. The premises has a roadside frontage of approximately 65ft with an internal width of 62ft 4ins (19.1m) approx. The premises benefits from an extremely prominent main road frontage onto Cricklewood Broadway and is located opposite a busy Co-operative food store. The premises are fitted out for trading in open plan with new covered flooring and lighting etc.

There is an external plant area to the rear of the showroom for the Tenants to provide their own plant and equipment.

Rent	£105,000 per annum
Est. rates payable	£25,636 per annum
Rateable value	£52,000
UBR 2018/2019	0.493
Building type	Retail
Planning class	A1
Secondary classes	A2, B1, D1, D2
Available from	01/09/2018
Size	5,274 sq ft
VAT charges	The rent is subject to VAT being charged.
Lease details	The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.
EPC category	B

Marketed by: Dutch & Dutch

For more information please visit:

<https://realla.co/m/33995-27-cricklewood-broadway-nw2-27-cricklewood-broadway>



Prominent main road trading location on Cricklewood
Broadway

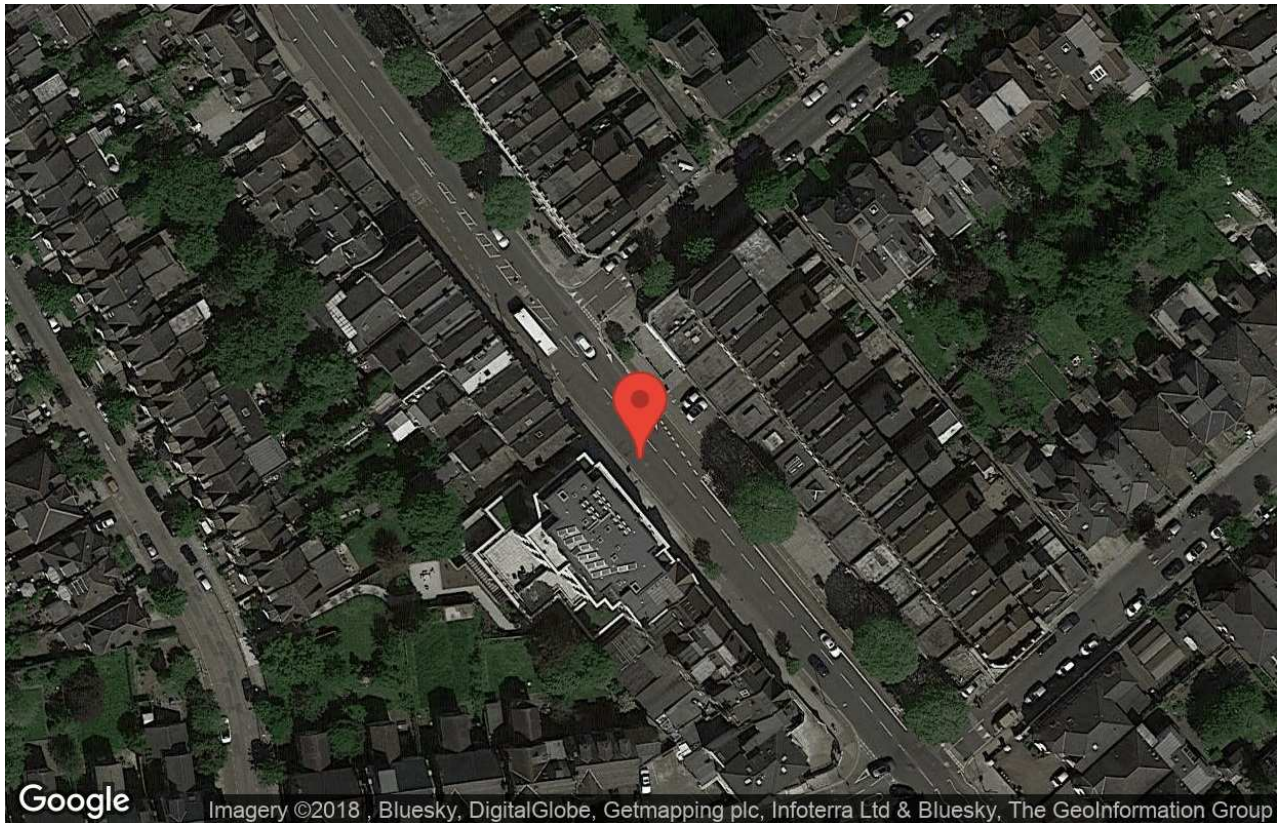
65ft approx., Roadside Frontage

New windows and electronic opening doors to the glass
frontage.

Newly covered floors, fittings and lighting.



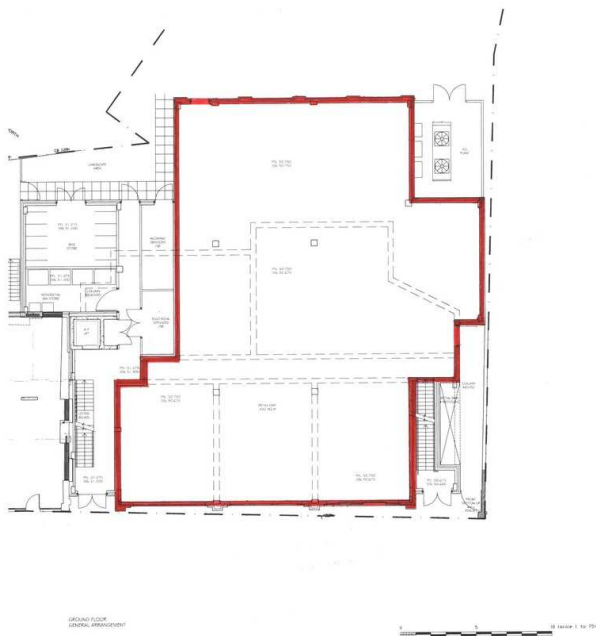
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Data provided by Google

Units & availability

Unit	Size sq ft	Rent psf	Total pa	Status	From
Ground	5,274	£19.91	£105,000.00	Available	31/08/2018



Floors & availability

Unit	Size sq ft	Rent psf	Total pa	Status	From
Ground	5,274	£19.91	£105,000.00	Available	31/08/2018

Location overview

The premises are situated at the southern end of Cricklewood Broadway located on the western side of the thoroughfare close to the junction with Walm Lane. Cricklewood spans the London Boroughs of Brent, Camden and Barnet and is approximately 6 miles north west of Central London. The main transport links in the area are Cricklewood National Rail Station in Cricklewood Lane and Kilburn (Jubilee Line) Underground Station at the northern end of Kilburn High Road. There are extensive bus connections towards Central London and throughout north London.

Airports

London City 11.9m, London Heathrow 12.0m, London Luton 23.2m

National rail

Cricklewood 0.4m, Brondesbury 0.6m, Brondesbury Park 0.8m

Tube

Kilburn (Jubilee Line) 0.5m and Willesden Green (Jubilee Line) 0.5m

Estimated rates

£25,636.00 per annum

Viewings

Strictly by prior appointment with Vendors Joint Sole Agents;
Dutch & Dutch (020) 7794 7788
and
JLL (020) 7493 4933

Legal costs

Each side to be responsible for their own legal costs on a letting.

VAT

The rent is subject to VAT being charged.

Planning class

A1

Secondary planning class

A2, B1, D1, and D2

Lease summary

The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.

Notes:



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Quote reference: 27 Cricklewood Broadway

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.