Commercial Real Estate Consultants www.dmaproperty.com

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12 CLIFTON ROAD MAIDA VALE, LONDON, W9 1SS



SHOP TO LET - WITHOUT PREMIUM

A1 USE

The premises are situated in one of North London's most affluent and densely populated residential areas. The property is adjoined by **Raoul's**. Nearby traders include **Caffe Nero**, **Tesco Express**, **American Dry Cleaning**, **Raoul's**, **Baker & Spice** and **Village Vet**.

£55,000	p/a exclusive
921	Sq ft

Net Frontage	12'3"	3.7 m
Internal Width (max)	12'9"	3.9 m
Shop Depth	34'7"	10.5 m
Ground Floor	461 sq ft	42.8 m2
Basement	460 sq ft	42.7 m2
Yard	247 sq ft	22.9 m2
Total	1,168 sq ft	108.5 m2

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£55,000 per annum exclusive - WITHOUT PREMIUM
Rates	Interested parties are recommended to make their own enquiries with rating department of City of Westminster, Tel: 020 7641 6000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA -
	Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com

Subject to Contract & VAT

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