

## 12 CLIFTON ROAD MAIDA VALE, LONDON, W9 1SS



### SHOP TO LET - WITHOUT PREMIUM

£55,000 p/a exclusive

### A1 USE

921 Sq ft

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**.

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 m <sup>2</sup>
Basement	460 sq ft	42.7 m <sup>2</sup>
Yard	247 sq ft	22.9 m <sup>2</sup>
Total	1,168 sq ft	108.5 m <sup>2</sup>



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 <b>DMA</b> - <b>Nicholas Menzies</b> <b>020 7318 6915 / nmenzies@dmproperty.com</b>  Subject to Contract & VAT