

29-31 THE BROADWAY JOEL STREET, NORTHWOOD HILLS HA6 1NZ



- **A4/A3 UNIT AVAILABLE**
- **2,053 SQ FT ON 2 LEVELS**
- **COMMERCIAL KITCHEN**
- **EXCELLENT LOCATION**
- **RENT £26,000 PAX**
- **PREMIUM REQUIRED**

VDBM

Chartered Surveyors

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Email: property@vdbm.co.uk

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LOCATION

The property is situated in an excellent location in the heart of Northwood Hills, and benefits from a prominent corner position. Nearby multiples include KFC, Pepe's, Boots, Costa Coffee. There are many independent restaurants, coffee shops and takeaways in the vicinity. Please see over for location plan.

DESCRIPTION

Ground floor and basement A4 (Drinking Establishment) premises in former banking hall and previously a restaurant, but adapted well as a pub. Suitable for continuing as a pub, or possibly wine bar, restaurant etc. Main WC facilities downstairs, plus cellar and office. Disabled access WC at ground floor level.

ACCOMMODATION

Ground Floor	1,328sq ft
Lower GF Kitchen	240sq ft
M & F Toilets	180sq ft
Basement Stores & Office	305sq ft
Total Overall	2,053sq ft

TERMS

The premises are available by assignment of our client's 20 year lease granted November 2017 on Full Repairing and Insuring terms. 5 yearly rent reviews.

RENT

£26,000 per annum exclusive

PREMIUM

Our clients are seeking offers over £100,000 for the benefit of the lease, fixtures and fittings etc.

RATES

Rateable value £26,250
Rates payable £12,888

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

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

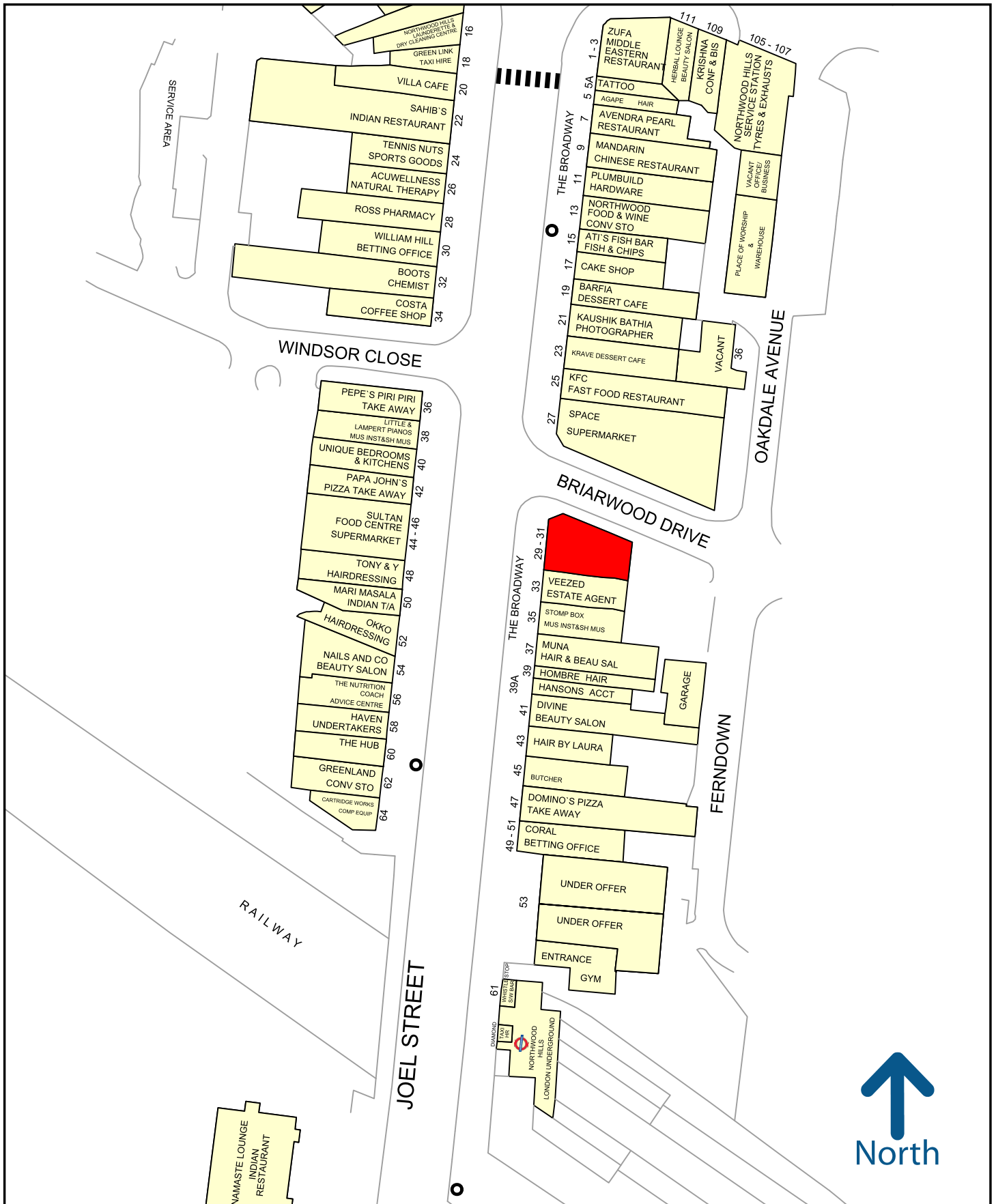
EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (91).

VIEWING

Strictly by appointment through VDBM on 01923 845222





50 metres

Experian Goad Plan Created: 10/09/2019
Created By: Van De Berg Management Ltd



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