



# PRIME CLASS E UNIT TO LET EDGWARE ROAD

171 EDGWARE ROAD, LONDON W2 2HR

## Location:

The subject property occupies a prominent position in the prime pitch of Edgware Road, central London.

Neighbouring multi-national occupiers include Specsavers, Halifax, Holland & Barrett, Barclays Bank, McDonalds, Merkur Slots, Waitrose, Argos, Ryman Stationery, Grosvenor Casino, Thomas Cook, together with a number of established independent operators.

Edgware Road Station (Bakerloo, Metropolitan, District & Circle Line) is located opposite the property.

## Rent:

£104,000 per annum exclusive.

## Use:

The premises benefits from Class E Use. Alternative uses will be considered STP.

## Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,209 sq. ft. (112.28 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>739 sq. ft. (68.65 m<sup>2</sup>)</b>

## Lease:

The premises are available by way of a new lease for a term to be agreed.

## **Service Charge & Insurance:**

Service Charge TBC.

The landlord is responsible for insuring the building and recovering the premium from the tenant. The tenant will be responsible for their own contents insurance.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

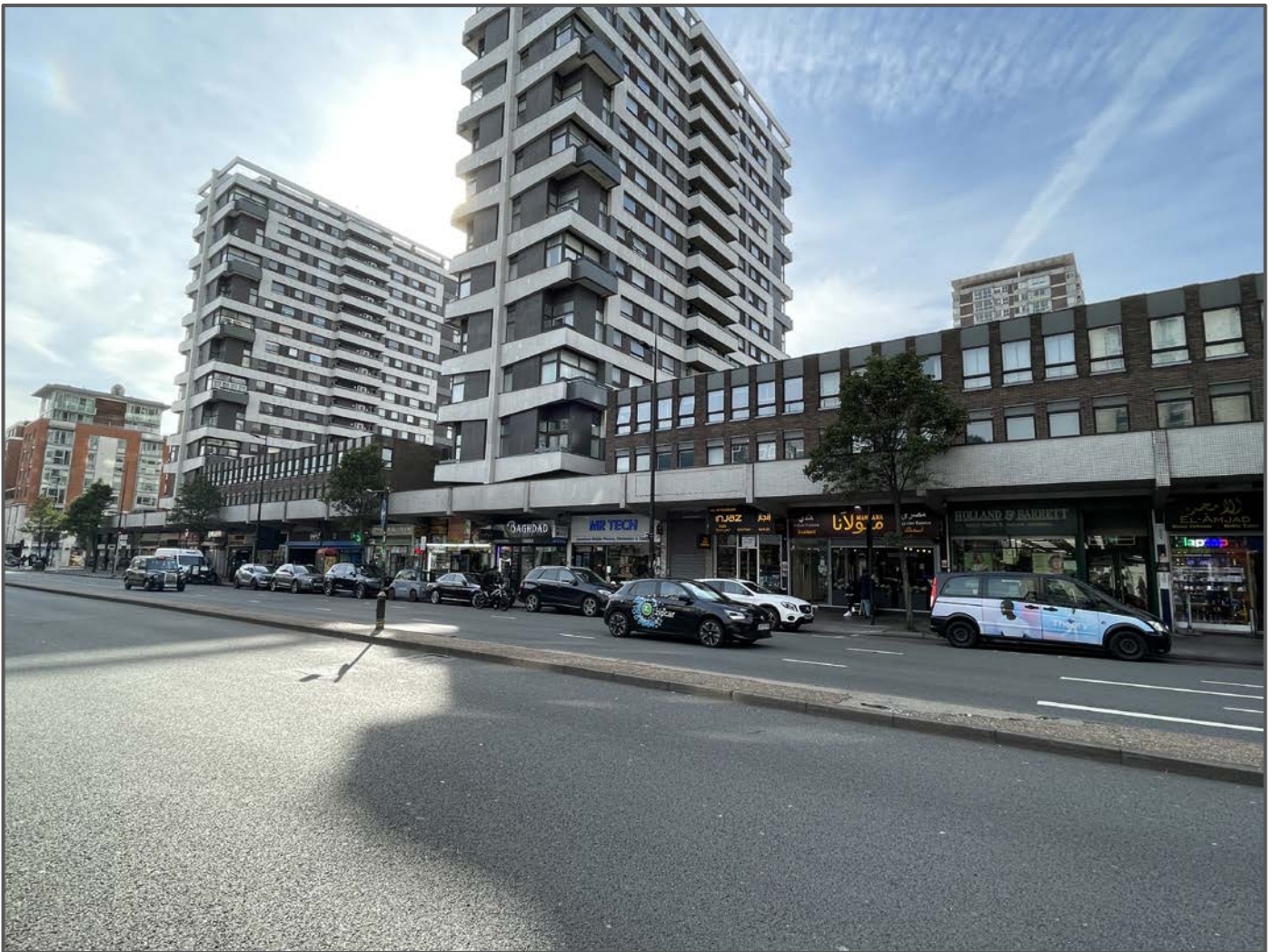
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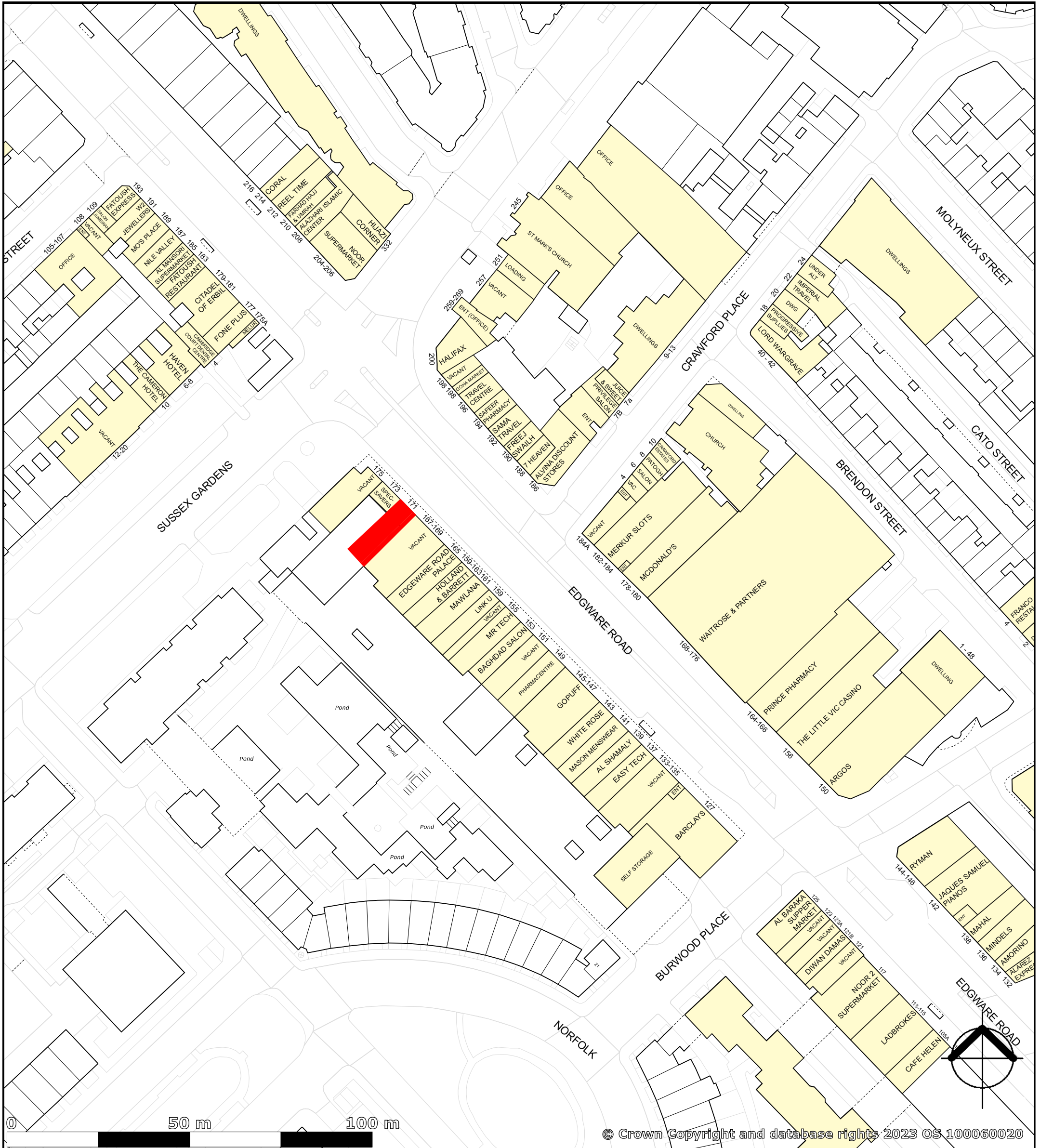
Tel: 0207 440 1840

## **Parade Photo:**



GOAD:

127-175 Edgware Road



Plotted Scale - 1:1,000