



AVAILABLE TO LET

229 Cricklewood Broadway, NW2 6NX

299 Cricklewood Broadway, London, UK NW2 6NX

Prominent Corner A1 Retail Shop

Prominent Corner A1 Retail Shop

The premises comprise a prominent corner A1 Retail Shop. The premises comprise a prominent Corner A1 Retail Shop of 391 sq. ft. approx., with a rear passage leading to a Kitchen, WC/Washroom and a rear room totalling 298 sq. ft., providing a total Ground Floor shop area of 689 sq. ft. (64.00 sq. m.) approx.

Rent	£20,000 per annum
Est. rates payable	£4,920 per annum
Rateable value	£10,250
Building type	Mixed use
Planning class	A1
Size	689 Sq ft
VAT charges	We are informed by the Landlords that there will be no VAT charged on the rent
Lease details	The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement
EPC category	D

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/45467-229-cricklewood-broadway-london-nw-299-cricklewood-broadway>



Shop Premises Recently Refurbished & Decorated

Electric Wall Heaters

LED Lighting

Immediate Possession Available Subject to Formal Lease
and Contract



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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
Retail Zone A	Ground	689	£29.03	£7.14	£24,920.00	A1	Available

Location overview

The premises are situated in a prominent corner location at the northern end of Cricklewood Broadway located on the corner with Mora Road. The Staples Corner interchange is close by along with the A406 North Circular Road and Junction 1 of the M1 Motorway.

Airports

London Heathrow 11.9m, London City 12.4m, London Luton 22.7m

National rail

Cricklewood 0.3m, Brondesbury 1.2m, Brondesbury Park 1.4m

Tube

Cricklewood 0.3m, Willesden Green 0.7m, Dollis Hill 1.0m

Estimated rates

£4,920.00 per annum

Viewings

Strictly by prior appointment with Vendors Sole Agents; Dutch & Dutch (020) 7794 7788

Legal costs

Each side to be responsible for their own legal costs incurred on the letting transaction

VAT

We are informed by the Landlords that there will be no VAT charged on the rent

Planning class

A1

Lease summary

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

Notes:



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Dutch & Dutch



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Quote reference: RENT-45467

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.