

**Office/Retail/Health Unit In NW6 To Let
On Short Term Lease**



35 Malvern Road, South Kilburn, London, NW6 5PS

Location:

Located in Malvern Road, just off Shirland Road, Maida Vale, where other traders include Ladbrokes, The Cedar Restaurant, and the Post Office.

Accommodation: Comprises a ground floor unit suitable for office, retail, beauty or health uses, with a total area of approximately 350 sq ft sq ft (32 m²)

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

3H Property Consultants Ltd trading as 3H Property Consultants

Unit Depth: 8.6m
Unit Width 4.0m (max)

Total Floor Area: 350 sq ft (32 m²) plus wc and small store

Amenities: 3.2m Ceiling Height
Good Window Frontage
Kitchenette
Electric Heating

Rent: £15,000 p.a.x

Lease: New lease by arrangement for up to 5 years, with mutual break clause halfway through the lease, on internal repairing and insuring terms, outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended.

Business Rates: Rateable Value £13,000. Rates Payable on offices at 43.2p in the £. Probable payable figure: £5,616 per annum. Please contact Brent Council Rates Department for further information.

User: No hair salons, convenience stores, or catering outlets will be permitted.

EPC: Band D (81)

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £250.00 + VAT (£300.00 inc. vat) is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment through 3H on **0207 286 8363**

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