

TO LET

HALF SHOP AVAILABLE IN NORTHWOOD HILLS AT ECONOMICAL RENTAL

5 Joel Street, Northwood, HA6 1NU



- 462 Sq Ft (42.92 Sq M)
- Close to Northwood Hills Tube
- Former Hairdressers Unit
- New Lease Available
- Suitable for Office Use

For further information please contact:

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LOCATION

Joel Street is a busy secondary shopping area, serving the local community of Northwood Hills. The area benefits from good communications with Northwood Hills underground station (Metropolitan Line) nearby. Joel Street has an eclectic mix of national and independent retailers including a large Co-Op, Nisa, Costa Coffee and Tesco. There are also several large office buildings, two major secondary schools and a range of restaurants and bars.

DESCRIPTION

A well positioned half shop occupying a prominent location in Northwood Hills close to the Pinner Road roundabout junction. The shop provides approximately 462 sq ft and is arranged as an open plan space, with 2 ancillary rooms and a wc. There is shared rear access for loading purposes. The shop is situated next to a tattoo studio and has a shared security shutter. The previous occupier was a hairdresser. Under the new planning use class E, the shop is suitable for all retail uses, cafe, offices or a clinic.

TERMS

The shop is available on a new lease for a term to be agreed. The rent is £15,000 per annum, payable quarterly in advance. The landlord will require a rent deposit, the amount will depend on the tenant's financial status.

BUSINESS RATES

London Borough of Hillingdon Rates Payable 2020/2021
£3,532.28

Subject to tenant status, the property will qualify for small business relief.

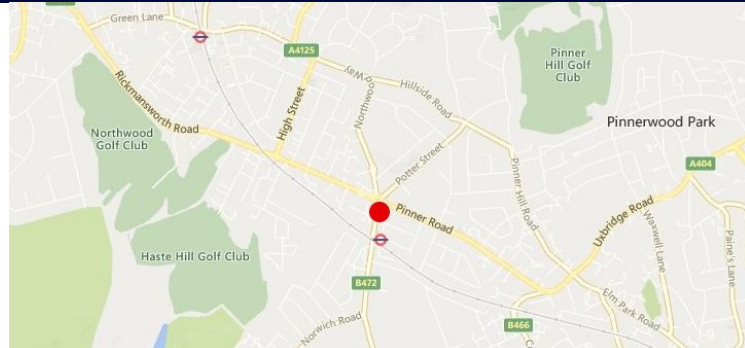
Prospective tenants are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment via sole agents Chamberlain Commercial. Please contact Harrison Grinter 0208 429 6899.



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