

Small Take-Away Unit On A New Lease (295sq ft – 27 M²)

9 Odeon Parade, Allendale Road, Greenford, Middx, UB6 0RS

Location: Situated within this local parade of shops in the heart of a densely populated residential community. The unit fronts Allendale Road and sits amongst a mixture of retail, catering and office units. There is free, limited duration parking immediately in front of the shops, and Sudbury Town Underground is within a few hundred metres.

Description: A small take-away unit with wc and rear access. The unit comprises approx. 295 sq ft or 27 sq metres. Depth: 3.93m Width 6.96m



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

Amenities:	Very Low Outgoings Rear Access Good Local Parking Security Shutter Close to Sudbury Station
Rent:	£8,950 p.a.x
Lease:	New lease for a term by arrangement on full repairing and insuring terms, outside the security of tenure provisions of the Landlord & Tenant Act 1954
Business Rates:	R.V £4150 Therefore currently Nil payable for a tenant eligible for small business relief.
Legal Costs:	Each party is to pay their own legal costs.
Rent Deposit:	The Landlord will require a security deposit the size of which will be dependent upon covenant strength.
References:	A charge of £250.00 + 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.
EPC:	C (65)

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