

TO LET - RESTAURANT/TAKEAWAY

50 JOEL STREET, NORTHWOOD HA6 1PA

01923 845 222
property@vdbm.co.uk

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Indian Takeaway

50

Mari Masala
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Indian Takeaway

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8 am - 6.30 pm
Pay here
at machine
Display ticket
Max stay 2 hours



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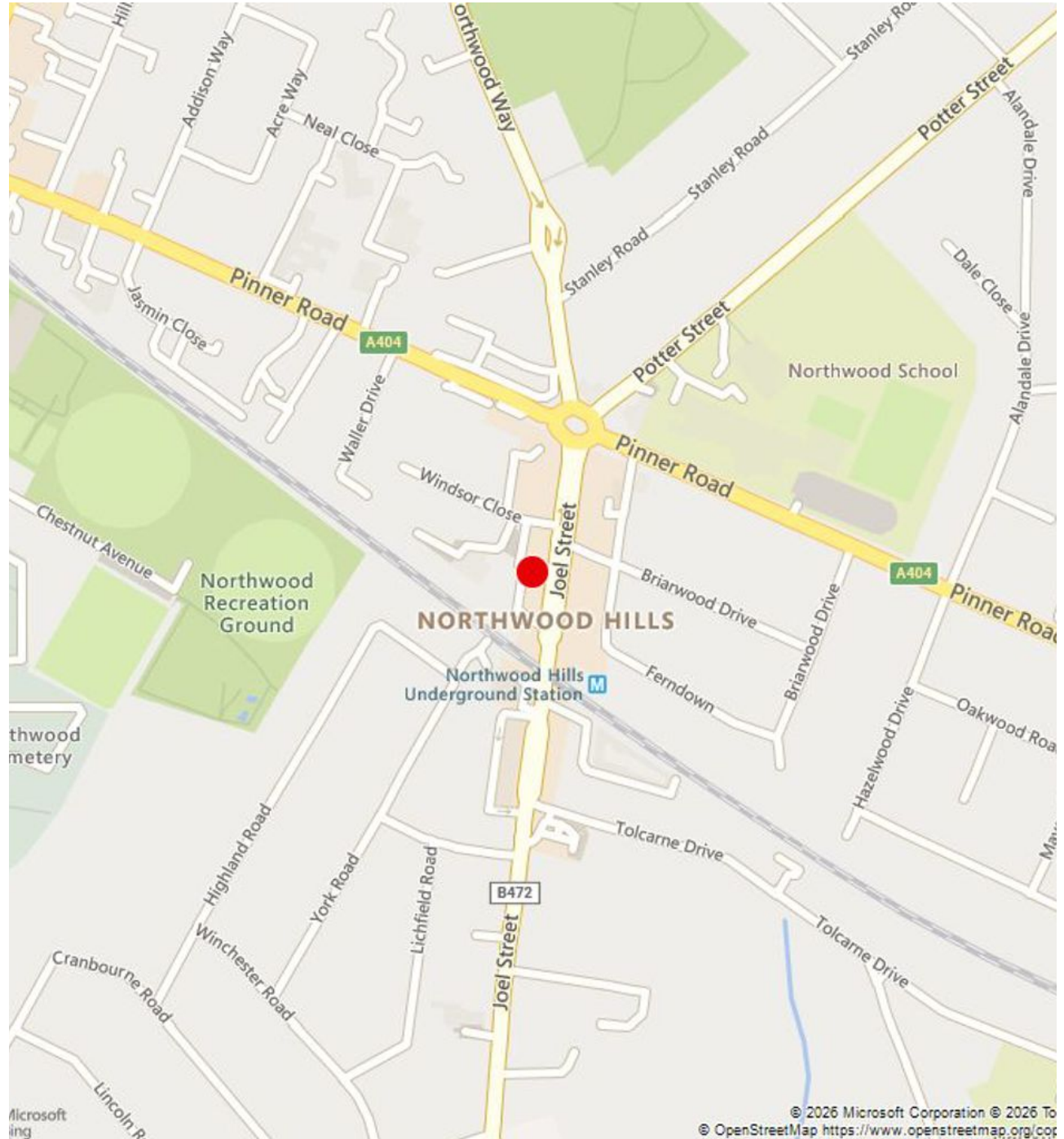
KEY FEATURES

- GROUND FLOOR COMMERCIAL UNIT
- PREOMINENT JOEL STREET LOCATION
- LARGE GLAZED FRONTAGE
- WELL PRESENTED INTERIOR
- CLOSE TO UNDERGROUND STATION
- EXCELLENT TRANSPORT LINKS

LOCATION

The property occupies a prime position on Joel Street, one of Northwood Hills' principal retail thoroughfares, surrounded by an established mix of independent retailers, national operators, restaurants, cafés, and professional services. Northwood Hills Underground Station (Metropolitan Line) is located within easy walking distance, providing direct access to Central London and the wider Metropolitan Line network.

The area benefits from a strong residential catchment, consistent pedestrian activity, and convenient road connections, making it an attractive location for businesses looking to benefit from both local trade and passing custom. Its highly visible position within a thriving neighbourhood centre offers an excellent platform for new and expanding businesses.







DESCRIPTION

Available to let is an attractive ground floor commercial unit situated at 50 Joel Street, Northwood Hills. Formerly operating as a successful takeaway premises, the property benefits from a wide glazed frontage that provides excellent visibility and natural light, creating a welcoming environment for customers and visitors alike.

Internally, the accommodation is well presented and includes a reception/customer waiting area with fitted flooring, modern lighting, and a prominent front counter, offering a ready-made layout for a range of retail, hospitality, office, medical, or service-based occupiers.

The unit presents an excellent opportunity for businesses seeking a prominent and versatile high street presence.



ACCOMMODATION	SQ FT	SQ M	
SHOP	678	62.99	

EPC

An energy performance certificate (EPC) is available upon request.

RENT

£22,000 per annum exclusive

TERMS

Assignment of lease expiring in 2033.

PREMIUM

Our client is seeking a premium of £55,000 for the benefit of the lease and all fixtures and fittings.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £15,500

Rates Payable: £6,696 (2025/2026)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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