

# Church Street Retail Unit

44 Church Street, London, NW8 8EP



## To Let

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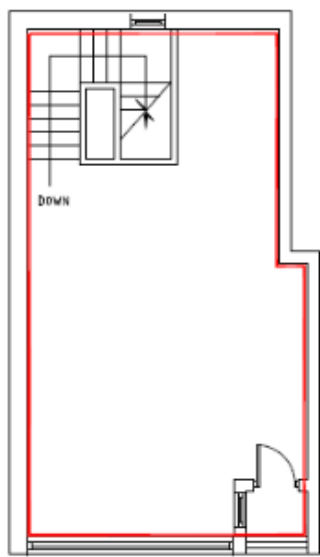
Retail unit to Let in Former Marketing Suite

**Terry Stark**

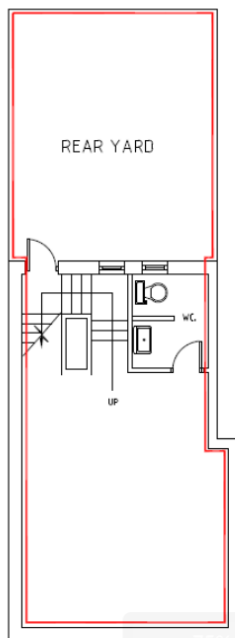
Surveyor

Email: [terry.stark@avisonyoung.com](mailto:terry.stark@avisonyoung.com)

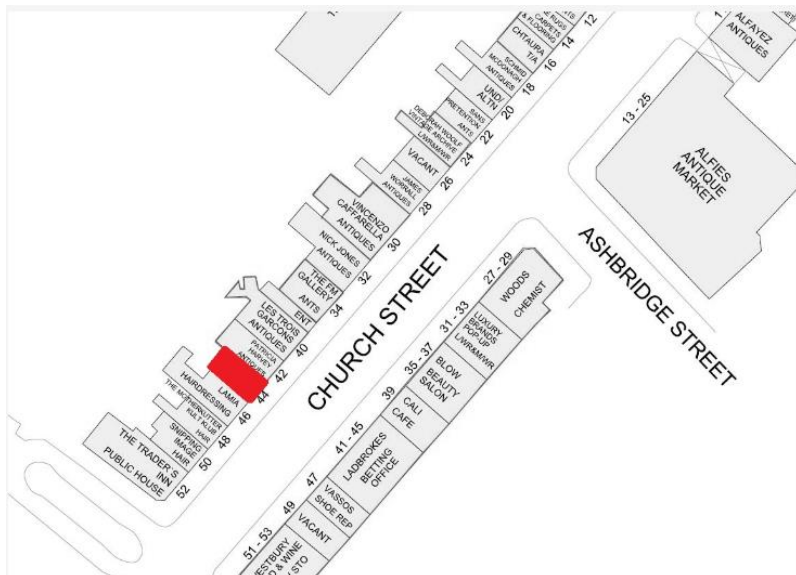
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GROUND FLOOR LEVEL



BASEMENT FLOOR LEVEL



## Description

The subject property is located to the north side of Church Street which links with Edgware Road (A5).

Marylebone and Edgware Road Underground Stations are within a few minutes' walk.

Church Street is a thriving market trader location with a strong reputation as a hub for the antiques trade. The unit does not get obstructed by the markets but with its proximity it allows the unit to gain from its attractive footfall.

This property comprises of a traditional middle terrace retail unit, constructed of brick/block walls in a recently decorated state of repair. Internally the unit is provided over two floors with a WC facility and outside yard area.

This area has plans to go under significant redevelopment and this location allows you to be a part of it.

## Accommodation

### Sq M

### Sq Ft

Total NIA

63.7

685

Areas quoted are approximate.

## Specification

- Frontage providing excellent visibility.
- Impressive footfall due to its location.
- Newly decorated
- WC Facilities.
- Rear yard
- Upstairs and downstairs area

## Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

## Planning Consent

The property is understood to have consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Rent

£30,000 Per Annum Exclusive

## VAT

If applicable will be charged at the standard rate.

## Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

Current Rateable Value: £12,500

## EPC

C Rating.

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