



E Class Unit In Sudbury (608 sq ft – 56.5 m²)

2, Odeon Parade, Sudbury Heights Ave, Greenford, Middx, UB6 0NA

Location: Situated at the end of this local parade of shops in the heart of a densely populated residential community. The property fronts Sudbury Heights Avenue and sits amongst a mixture of retail, catering and office units. There is free limited duration parking immediately in front of the shops.

Description: A lock-up shop with small rear yard

Accommodation: Approximate areas/dimensions as follows.

Internal Width 5.00 m

Retail Depth 11.37 m

Net Area 56.50 m² 608 Ft²

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

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

Registered Number 6580681 (England & Wales)

Amenities:	Newly Refurbished Roller Shutter Free parking to the front of the shop Rear Access & WC Close to Sudbury Station
Rent:	£14,250 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 Pt 2
Business Rates:	Rateable Value £7,800 from April 2023. Tenants eligible for small business relief <i>may be</i> exempt from any rates payment.
EPC	C- 65
Legal Costs:	Each party is to pay their own legal costs.
References:	A charge of £300 inclusive of 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

N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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