



CLASS E UNIT TO LET

62 SQ M (667 SQ FT) Approximate Net Internal Floor Area

500 Lady Margaret Road Southall UB1 2NP

Location

Situated in this busy parade which includes a variety of retail and catering users, including Betfred bookmakers, Pizza House Takeaway and Best Foods Supermarket, The is free parking for 1 hour in the service road immediately fronting the unit.

Accommodation

Comprises a lockup ground floor E class unit of approximately 660 sq ft

Internal width 7.0m

Retail Depth 8.3m

Retail Area 58 m²

Kitchen 4 m²

Total Floor Area 62.m² 667 sq ft Approximate Net Internal Floor Area

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

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

Registered Number 6580681 (England & Wales)

Specification

- Good Window Frontage
- Rear Yard/Parking
- Aluminium Shopfront
- Suspended Ceiling
- Electric Roller Shutter

Rent £19,500 per annum exclusive, VAT is not Applicable.

Terms New lease outside the security of tenure provisions of the Landlord & Tenant Act 1954 Pt 2. The lease will be on full repairing and insuring terms.

Rates Rateable Value £18,000. **Rates payable from April 2023 £7990 per annum.**

Use E Class but no hot food use requiring extraction.

Deposit Our clients will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

Viewing **Tel: 0207 286 8363**

EPC Band B (46)

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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