

PRIME PREMISES TO LET 350 EDGWARE ROAD LONDON, W2

LOCATION

The property is located in a prime position on Edgware Road, close to Edgware Road Underground Station.

Operators close by include Taco Bell, The Post Office, Sainsburys, KFC and numerous independent retailers.

ACCOMMODATION

The premises are arranged over ground and basement floors, offering the following approximate areas:

Ground Floor	800 sqft
Basement	309 sqft
Total Areas:	1,109 sqft

LEASE

A new lease is to be made available for a term to be agreed.

RENT

£60,000 per annum exclusive.

USE

The premises benefit from having an E Class planning use. A variety of uses will be considered.

LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.



RATES

Rateable Value 24/25 : £29,500

Rates Payable 24/25 : £14,721 per annum

The above figures are an estimate and may be subject to rates relief. Interested parties are advised to make their own enquires with the relevant Local Authority.

TIMING

The premises are ready to handover immediately.

EPC

Available on request.

VIEWINGS:

To be strictly arranged through, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

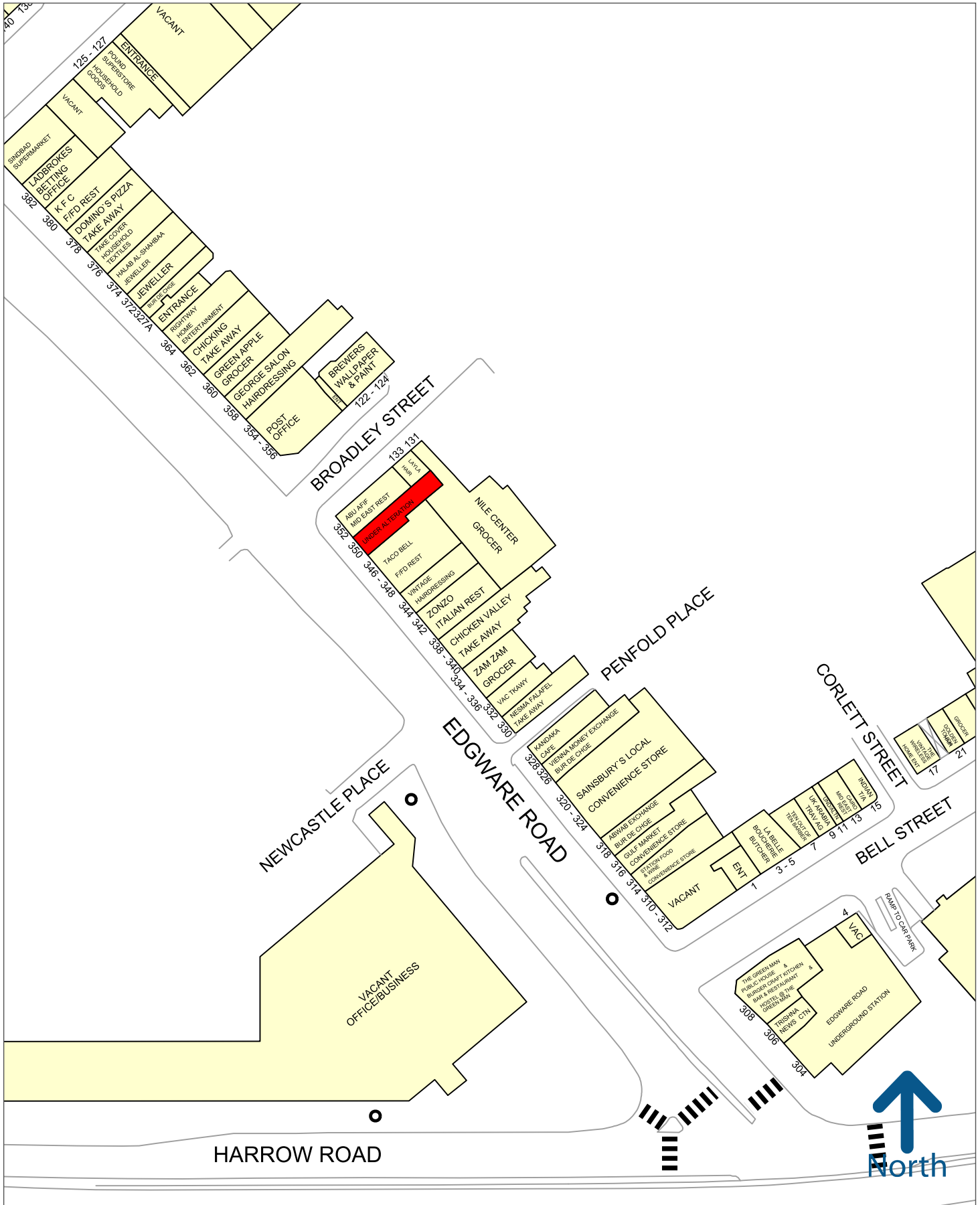
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.



50 metres

Experian Goad Plan Created: 30/04/2024
Created By: Blanchflower Lloyd Baxter



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