

VDBM

Chartered Surveyors

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42-44 GREEN LANE NORTHWOOD, HA6 2QB



- **REDUCED RENT**
- **PROMINENT LOCATION**
- **DOUBLE SHOP**
- **TO LET**
- **NEW LEASE**
- **GUIDE RENT £60,000 PAX**

LOCATION

Well positioned in this busy parade in the heart of Northwood, close to Costa Coffee, Cook, ASK and other established businesses. Waitrose and Northwood's Metropolitan Line Station are close by. Please see over for location plan.

DESCRIPTION

Prominent well known double shop with substantial basement. The property currently has A2 planning consent but is suitable for other purposes subject to planning change of use.

The approximate net internal floor areas are:

Ground Floor	
Shop	1,582 sq ft
Rear Office	386 sq ft
Kitchen	176 sq ft
Stores	37 sq ft
Total	2,181 sq ft
Basement	1,609 sq ft

TERMS

To be let on a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

Guide Rent £60,000 per annum exclusive.

RATES

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

Rateable value £50,500

Under the current budget provisions we understand no business rates will be payable for the year commencing 01/04/2020.

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

LEGAL COSTS

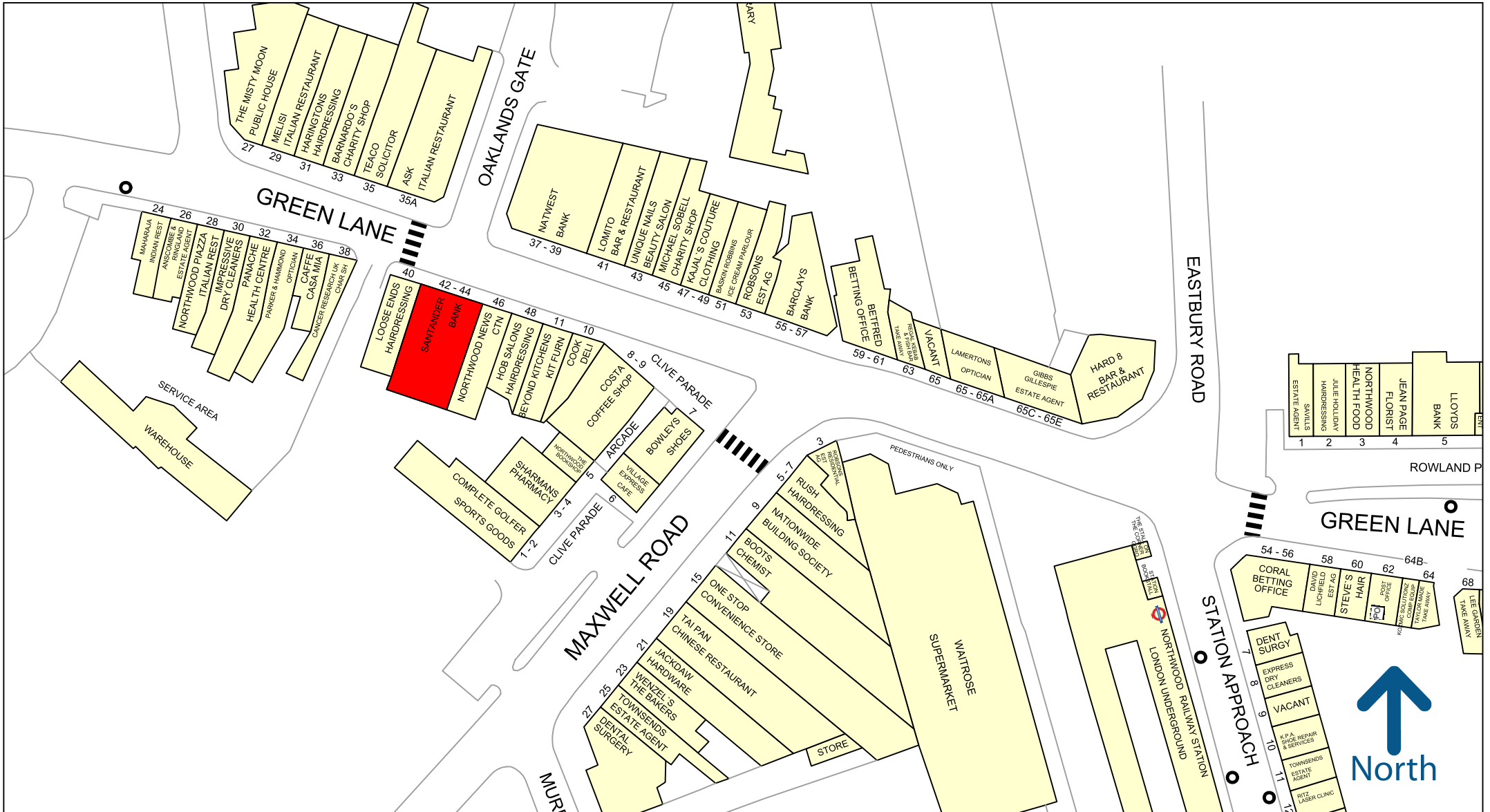
Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has a Rating (Asset Rating) of D (86).

VIEWING

Strictly by appointment through VDBM on 01923 845222



Experian Goad Plan Created: 22/03/2019
Created By: Van De Berg Management Ltd

