

VDBM

Chartered Surveyors

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52 JOEL STREET, NORTHWOOD HILLS, HA6 2JX

£25,000 per annum exclusive

SHOP TO LET

NEW LEASE

EXCELLENT LOCATION

RENT £25,000 PAX

SUITABLE FOR A VARIETY OF USES

LOCATION

The property is situated in an excellent location in the heart of Northwood Hills. Nearby multiples include KFC, Pepe's, Boots, Costa Coffee. There are many independent restaurants, coffee shops and takeaways in the vicinity

DESCRIPTION

Ground floor premises, previously a hair salon but adapted well as a pub. Suitable for a variety of uses.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

| | |
|--------------|-----------|
| Ground floor | 795 sq ft |
|--------------|-----------|

TERMS

The premises are available on new full repairing and insuring terms. 3 yearly rent reviews

RENT

£25,000 per annum exclusive

RATES

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

Rateable value £13,000
Rates payable £6,300 (2021/2022)

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

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (77)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.