

# 377 CHURCH LANE, KINGSBURY LONDON, NW9 8JB



# LOCATION

The property is situated in a local shopping parade close to the junction of Church Lane and Slough Lane.

### DESCRIPTION

A ground floor lock-up shop with rear yard.

### ACCOMMODATION

Shop (approx) 625 sq ft

#### TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

### RENT

£18,000 per annum exclusive

# RATES

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

Rateable value £9,800

Under the current provisions, we understand no business rates will be payable until at least 30/06/21.

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

- SHOP TO LET
- NEW LEASE
- REAR YARD
- RENT £18,000 PAX

## **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 C (65).

#### 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 neith er 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.

# VDBM

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