

## SOUTH HARROW, HA2 8RS FIRST FLOOR 255B EASTCOTE LANE



- **PREMISES TO LET**
- **PROMINENT LOCATION**
- **1ST FLOOR**
- **1,115 SQ FT**
- **RENT £18,000 PAX**

VDBM

Chartered Surveyors

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### LOCATION

Positioned on Eastcote Lane at the junction with Carlyon Avenue and Kings Road opposite local shops. Easily accessible with on street parking nearby.

### DESCRIPTION

Self contained suite last used for D1 educational purposes but previously has been in medical use and would potentially suit that use again or offices subject to necessary planning consents. Under the new Use Classes Order the last use would be likely deemed Class F1. The property is on the first floor of the established Simpson House Medical Centre. It is currently divided to form a reception / waiting area plus 6 classrooms, kitchen and 2 WCs.

The space could be easily reconfigured to suit other layouts.

There are 2 allocated parking spaces.

### ACCOMMODATION

We calculate the gross internal floor area to be as follows:-

First floor	1,115 sq ft
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### 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  
VAT is not payable on the rent  
Service Charge: To Be Advised

### RATES

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

Rateable value £12,750

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 an Asset Rating of (TBC).

### VIEWING

Strictly by appointment through VDBM on 01923 845222