

7 CLIVE PARADE GREEN LANE, NORTHWOOD, HA6 2QF



- **VERY PROMINENT UNIT TO LET**
- **LOWER GROUND TRADING SPACE**
- **RENT £53,000 PAX**

VDBM

Chartered Surveyors

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LOCATION

The property is probably in the most prominent location in Northwood. Nearby multiples including Waitrose, Costa Coffee, Tesco Express, Boots and established independents. Northwood Metropolitan Line Station is within a couple of minutes walk as is a large public car park.

DESCRIPTION

A prominent island unit with windows to three sides and two separate entrances. Ground floor plus retail and storage at lower ground floor level.

The net internal floor areas are as follows:

ACCOMMODATION

Ground Floor	1,020 sq ft
Lower Ground	<u>1,295 sq ft</u>
Total	2,315 sq ft

TERMS

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

RENT

£53,000 per annum exclusive

USE

Suitable for a variety of uses within the new Class E.

RATES

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

Rateable Value £38,000

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

Under the current budget provisions, we understand no business rates will be payable for the year commencing 01/04/2020 if using for retail or other exempt uses.

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(69).

VIEWING

Strictly by appointment through VDBM on 01923 845222

DRAFT DETAILS AWAITING CLIENT APPROVAL