

VDBM

Chartered Surveyors

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857 HONEYPOT LANE, STANMORE, HA7 1AR

£15,000 per annum

SHOP TO LET

NEW LEASE

PROMINENT LOCATION

RENT £15,000 PAX

SUITABLE FOR A VARIETY OF USES

LOCATION

The property is situated in a good location along Honeypot Lane with Cannons Park (Northern Line) Station nearby. There are several independent restaurants, coffee shops and takeaways in the vicinity.

DESCRIPTION

Ground floor premises, previously a funeral directors but easily adaptable and suitable for a variety of uses.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Retail	775 sq ft
Ground Floor Storage	200 sq ft
Kitchenette	
WC	
Total	975sq ft

TERMS

The premises are available on a new full repairing and insuring term.

RENT

£15,000 per annum exclusive.

RATES

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

Rateable value £10,000
Rates payable £4,910 (2022/2023)

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.

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.