

VDBM

Chartered Surveyors

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40 HIGH STREET NORTHWOOD, HA6 1BN



- OFFICE / SHOP TO LET
- 717 SQ FT
- MODERNISED
- PARKING SPACE

LOCATION

The property is situated in the popular Old Northwood area in a parade of local shops and businesses. On street parking. It is about 10 minutes' walk from Northwood Metropolitan Line Station.

DESCRIPTION

Modernised attractive office / shop unit with full height glazed shop front, suspended ceilings and gas central heating.

ACCOMMODATION

Office / Shop	595 sq ft
Kitchen	122 sq ft

Total 717sq ft

One car space.

TERMS

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

RENT

£12,000 per annum exclusive

RATES

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

Rateable Value £10,250

Under the current provisions, we understand no business rates will be payable for the year commencing 1st April 2020.

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 B (40).

VIEWING

Strictly by appointment through VDBM on 01923 845222 or our joint sole agent David Wilson on 020 8423 5933.

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.