

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	<u>122 sq ft</u>
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 1<sup>st</sup> April 2020.

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

### LEGAL COSTS

The incoming 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**