



NEXT PROPERTY
COMMERCIAL

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145-147 Edgware Road, London, W2

Double fronted prime Class E unit to let on Edgware Road, Paddington. The unit covers an area of 5,485 sq. ft approximately. The property is situated on the west side of Edgware Road, opposite Waitrose and close to Argos, Holland & Barrett, Specsavers, Barclays, McDonald's.

Offers in the Region of £200,000 per annum

Description

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Planning: The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Unit currently benefits from 24 hour licence and retail of alcohol

Rent: Offers in region of £200,000 pax.

Terms: Available on a new lease for terms to be agreed

Total Size: 5,485 sq. ft.

Ground Floor: 4,075 sq ft

Basement: 1,410 sq ft (Basement benefits from Service yard access)

Business Rates Payable: To be confirmed

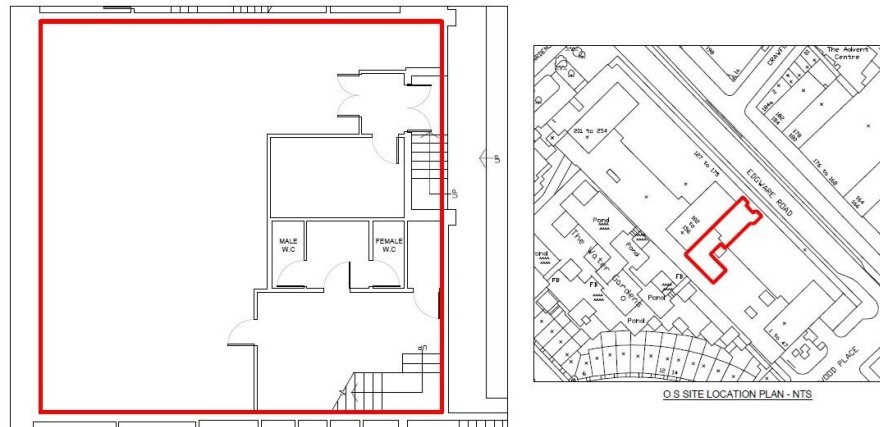
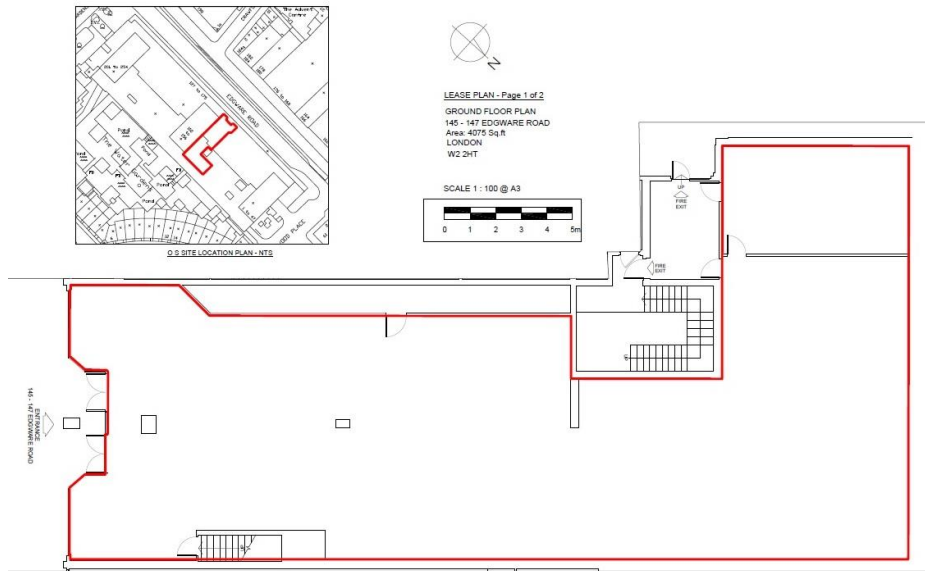
Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment through Sole Agents: Next Property
Commercial 0207 118 0000

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