

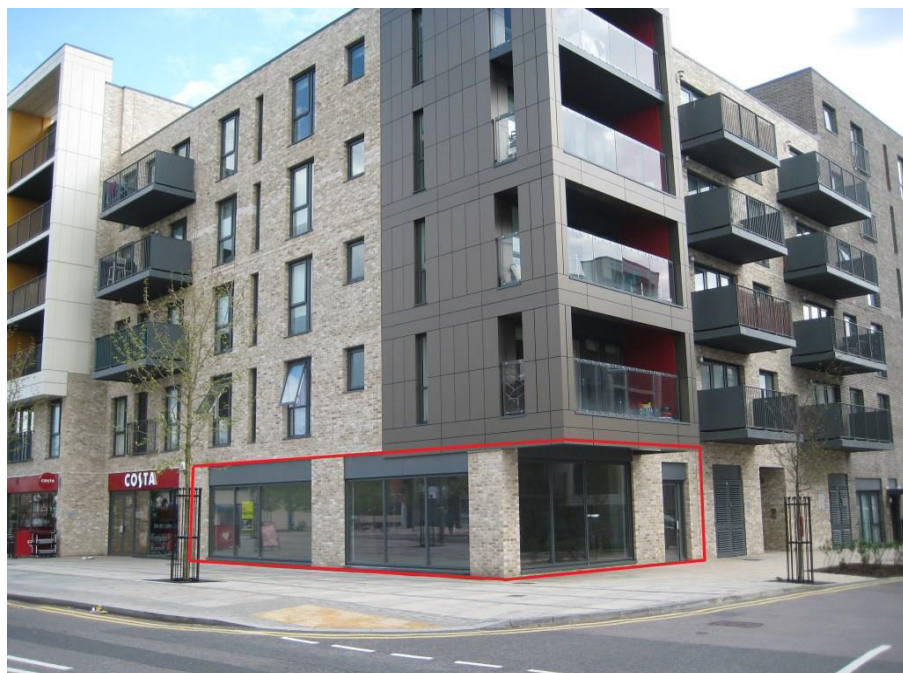
NEW CORNER RETAIL UNIT OPPOSITE COLINDALE UNDERGROUND STATION PART LEASED TO COSTA COFFEE 97 SQ. M. / 1,044 SQ. FT. REMAINING

UNIT 1B, 'EDITION', 130 COLINDALE AVENUE, LONDON, NW9 5HE

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford - WD17 1HZ

01923 210810
www.brasierfreeth.com



LOCATION

Colindale is situated c. 8 miles NW of Central London. It is identified as an 'Opportunity Area' in the London plan to deliver approximately 12,500 new homes, of which over 1,500 have already been constructed immediately surrounding the subject.

The premises form part of a retail parade opposite Colindale Underground Station, where other occupiers already include **Costa Coffee**, **Wenzels the Bakers** and a **Coop foodstore**, as well as **Sainsburys Local** and **Pure Gym** within a separate development adjacent to the station.

DESCRIPTION

'Edition' is a primarily residential development of approximately 400 new residential dwellings, also including several retail units most of which are now occupied.

The subject unit enjoys a prominent corner position with substantial frontage onto Colindale Avenue, return frontage to Guardian Avenue and is offered with an enhanced shell spec including services, level floor and fully glazed frontage.

Potential uses include A1 (retail), A2 (office & Professional), A3 (café only) or D1 (clinic, health).

ACCOMMODATION

The property has the following approximate floor areas:-

Unit 1a	Costa Coffee open and trading	
Unit 1b	97.00 sq m	1,044 sq ft

TERMS

Our client will consider either a letting, or alternatively a sale of their long leasehold interest.

Unit 1b	Available, terms upon application
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EPC

EPC has been commissioned and is awaited.

RATES

We understand the premises have not yet been assessed for rating purposes.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

WAT002507

VIEWING | Strictly by appointment through this office with:

Neil Saunders
01923 205511
neil.saunders@brasierfreeth.com

Benjamin Haston
01923 205519
benjamin.haston@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

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