

**EXCELLENT LOCATION RETAIL SHOWROOM**

**LEASE AVAILABLE**  
**WITHOUT PREMIUM**

**11,195 Sq Ft (1,040 Sq M)**

**BRENT SOUTH SHOPPING PARK, LONDON NW2 1LS**



**LOCATION:** The property is located in Brent South Shopping Park, directly opposite Brent Cross Shopping Centre. Anchor tenants in the retail park include Natuzzi Italia, DFS, Next Home, TK Maxx and Sports Direct. Transport facilities are convenient as the property is situated off A406 North Circular Road, Brent Cross Underground Station (Northern Line) is within a short walk and numerous bus routes serve the shopping centre.

**DESCRIPTION:** The property comprises a highly decorated showroom arranged on ground, first and second floors which could suit a multitude of retail uses. The property benefits from rear loading access via the estate service road and shared parking spaces for up to 350 cars.

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66-70 Parkway, London NW1 7AH

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### ALL MEASUREMENTS ARE APPROXIMATE

Ground Floor	4,575 Sq Ft	(425 Sq M)
First Floor	3,929 Sq Ft	(365 Sq M)
Second Floor	2,691 Sq Ft	(250 Sq M)
<b>TOTAL</b>	<b>11,195 Sq Ft</b>	<b>(1,040 Sq M)</b>

#### TERMS:

**LEASE:** Assignment of an FRI Lease granted in January 2016 for a term of 15 years subject to 5 yearly rent reviews.

**RENT:** £354,000 + VAT per annum exclusive

**PREMIUM:** N/A

**BUSINESS RATES:** We have been advised that the current business rates payable are £86,184 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

**SERVICE CHARGE:** £14,794.28 (including VAT) per annum

**EPC:** Available upon request.

**LEGAL COSTS:** All legal costs to be borne by the Assignee.

**VIEWING:** Strictly by appointment through owner's SOLE agents as above.

**CONTACT:** Mert Seyhan (020 7482 1203 / [mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk))

#### SUBJECT TO CONTRACT



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