

Chartered Surveyors, Valuers and Property Consultants



Shop To Let 184 Cricklewood Broadway, London. NW2 3EB



New Lease Prominent Position Suitable for a variety of retail uses

Currently divided into two sections



This photo is of one half of the shop only

Misrepresentation Act 1967 Julian Lewis & Co. for themselves and the vendors whose agents they are give notice that 1. these particulars do not constitute any part of an offer or contract; 2. all statements contained in these particulars are made in good faith but without responsibility on the part of Julian Lewis & Co. or the vendor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; 3. any intended purchaser/lessee must satisfy themselves by inspection, examination, investigation or otherwise as to the correctness of each of the statements contained in these particulars; 4. the vendor does not make or give and neither Julian Lewis & Co nor any person in their employment has the authority to make or give any representation or warranty in relation to this property; 5. all rentals and prices are quoted exclusive of VAT where the building VAT Registered.

Location

Cricklewood Broadway is part of the A5 a major through way connecting the M1 to Central London via Cricklewood, Kilburn and The Edgware Road.

The shop is by the junction of Cricklewood Lane and Cricklewood Broadway forming part of a parade of retail shops. The Broadway is well supported and has a range of both multiple and independent retailers including McDonalds, Costa Coffee, Argos, Subway British Heart Foundation, William Hill, Paddy Power and various Banks and Building Societies.

The closest station is Cricklewood Overground with the closest underground being Willesden Green (Jubilee Line)

Description

The property comprises a ground floor shop with rear access for loading and unloading. The property has the following approximately dimensions and areas.

Dimensions and Areas

Frontage	15ft 3in
Maximum Depth	34ft 9ft
Ground Floor Shop	515 sq.ft

47.86 sq.m.

Lease

A new full repairing and insuring lease is offered for a term to be agreed, subject to 5 yearly rent reviews.

Rent £20,000 pax

Rates

The current Rateable Value is £18,750 with effect from April 2017 to £16,500 with rates payable estimated at £7,905 in the year commencing April 2017.

EPC Rating To be advised

Costs

The parties will be responsible for their own legal costs.

Inspections can be arranged through joint agents

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