

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

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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