

96-98 Shoot Up Hill  
Cricklewood  
London,  
NW2 3XJ

## TO LET

BY WAY OF NEW  
LEASE  
SALE WOULD BE  
CONSIDERED

**£200,000 Per annum**

Located on Shoot Up Hill (A5) in Cricklewood. Close to the junction of Cricklewood Broadway, Walm Lane and Manstone Road.

Kilburn Underground Station (Jubilee) and Cricklewood Train Station (Thameslink) are both a short walk away.



# Cricklewood



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

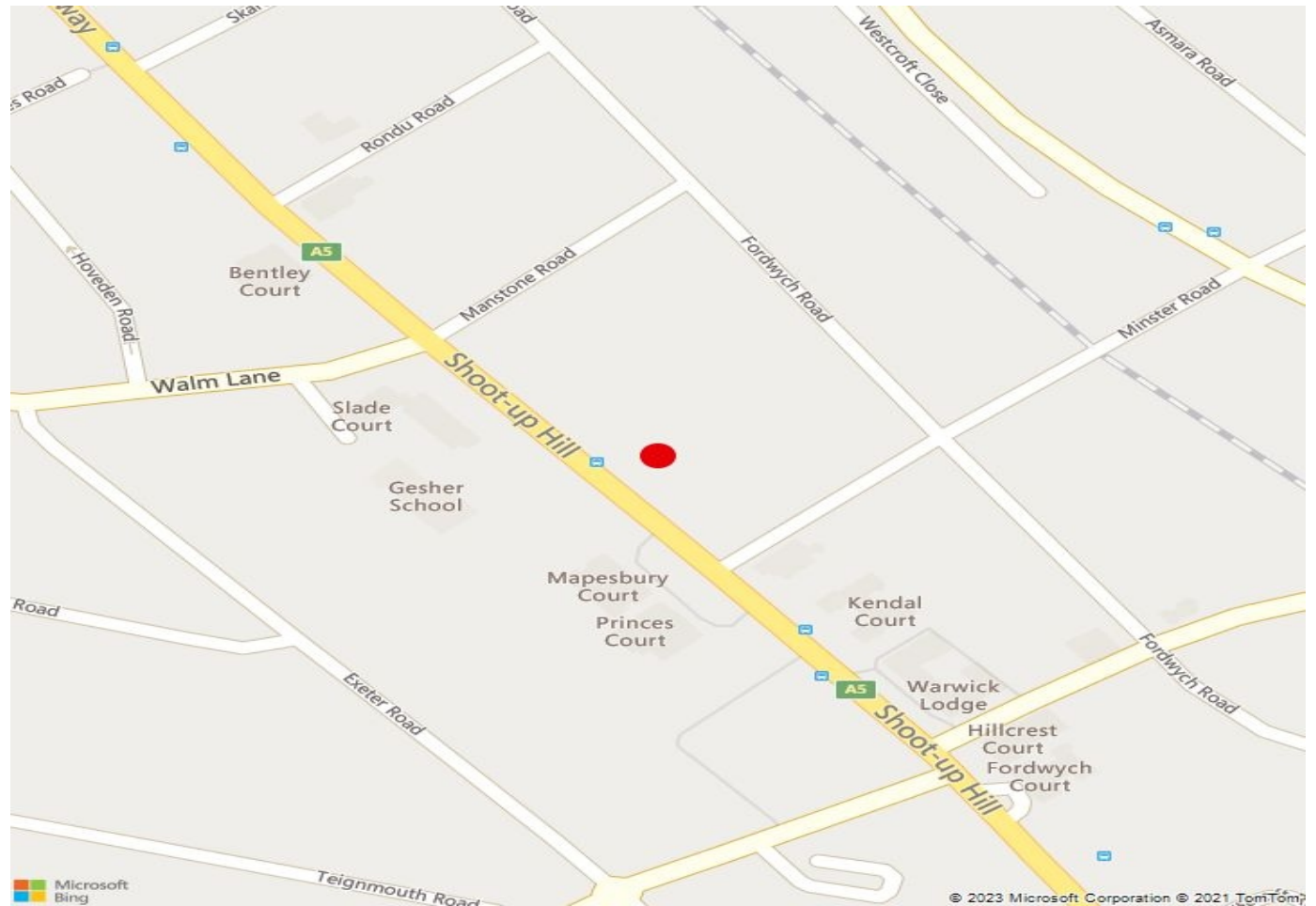
Former Day Care facility (formerly D1).

The property comprises two linked former detached houses extending to approximately 6,986 sq. ft. G.I.A. approx.

The property has been altered and extended over the years, including the addition of a glazed entrance porch and a relatively large non-original two-storey rear extension. Internally, the property is divided into multiple rooms and includes kitchen and bathroom facilities. The property also has two staircases and a lift.

The site includes a hard surfaced driveway to the front of the property, providing a separate entrance and exit for vehicle access and off street car parking. The property benefits from a large rear garden, which includes several mature trees. There is also a detached brick built boiler room to the rear.

All uses will be considered.  
Sale maybe considered.



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## Rent

£200,000 Per annum

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews  
Sale may be considered - POA

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Rates

Please refer to the Local Authority for more information on rates

## EPC

The property has an EPC rating of B.

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents PSS Commercial.

PSS kindly asks that all attendees must wear a mask at appointments and follow social distancing rules.

Do not book an appointment if you or someone you have been in contact with is displaying possible Coronavirus (Covid-19) symptoms.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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