

# FOR SALE/TO LET



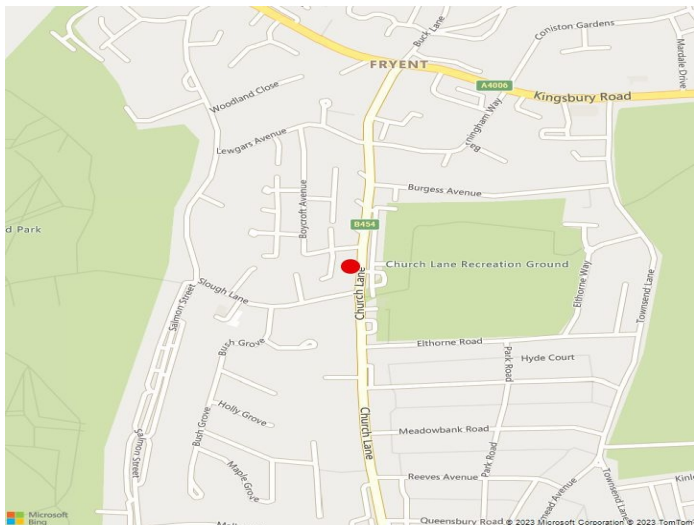
371 Church Lane, London NW9 8JB  
640 Sq Ft (59.46 Sq M)

£395,000/£20,000 per annum exclusive

**SELF-CONTAINED GROUND FLOOR SHOP WITH YARD FOR SALE OR TO LET**

## Location

The property is located within a local shopping parade close to the junction of Church Lane and Slough Lane.



## Description

A self contained ground floor lock up shop with rear yard.

Currently trading as a launderette and dry cleaners.



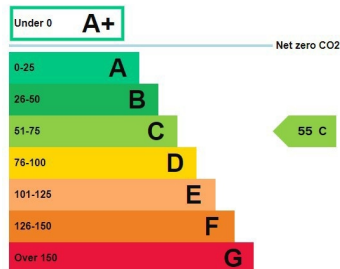
## Accommodation

Accommodation	sq ft	sq m
Total Area	640	59.46

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (55).

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Price/Rent

£395,000 /£20,000 per annum exclusive

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £12,500

Rates Payable : £6,237 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

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## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.