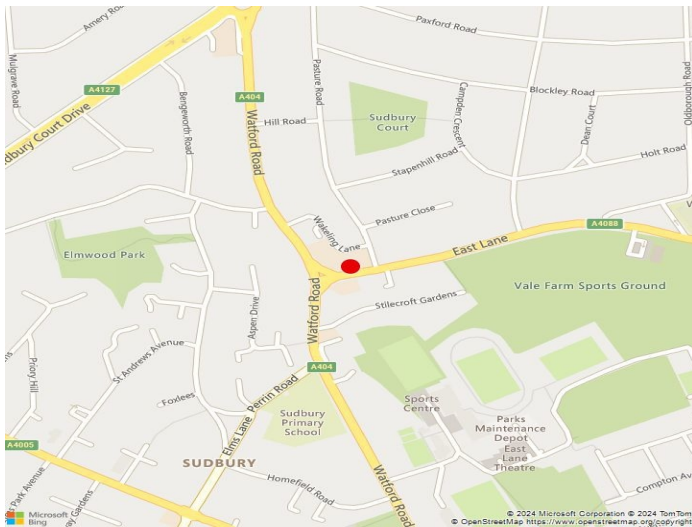


Location

The property is situated at the junction of East Lane and Watford Road, The nearest stations are North Wembley, Sudbury & Harrow Road and Sudbury Town. The property is situated in a prominent parade of local shops, restaurants and other uses and has good road access to Wembley, Harrow and to the A40.



Description

The property comprises a ground floor lock up shop formerly used as a grocer and butchers business. It is considered suitable for other uses within Class E subject to Landlord's consent.



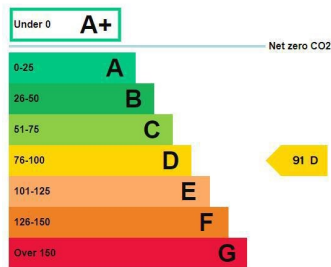
Accommodation

Accommodation	sq ft	sq m
Shop	1,048	97.36
Kitchen	48	4.46
Store	179	16.63
Rear Access		
Total Area	1,330	123.56

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (91).

This property's energy rating is D.



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.

Rent

£25,000 per annum exclusive

Terms

The premises are available on 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: £25,750

Rates Payable : £3,212 (2024/2025)

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

Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

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.