

TO LET - RETAIL/OFFICE/CLINIC



26 Main Avenue, Moor Park, Northwood, Hertfordshire HA6 2HJ

821 Sq Ft (76.27 Sq M)

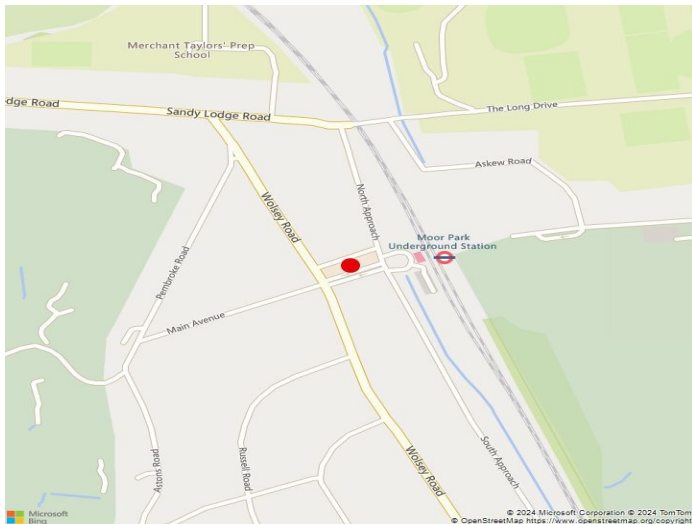
£26,750 per annum exclusive

REFURBISHED SPACE TO LET

- WILL SUIT A VARIETY OF USERS
- TWO CAR SPACES
- AIR CONDITIONED

Location

The property is in a popular local parade occupied by various local retailers and service providers with in a prestigious private residential estate. Moor Park Metropolitan line Station is within a couple of minutes' walk. There is also easy access to the M25 at Rickmansworth.



Description

Recently modernised space which includes open plan area and private office. Separate kitchen. Two WCs. The property has air conditioning, new suspended ceilings with LED lighting, carpeting and power and data trunking. Two car parking spaces to the rear.

The property is suitable for a variety of Class E uses including retail, office, medical or clinic.



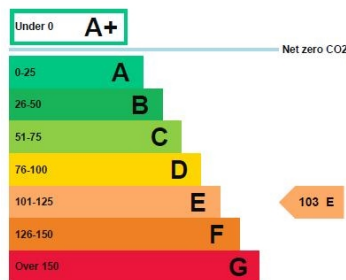
Accommodation

Accommodation	sq ft	sq m
Main Area	730	67.82
Kitchen	91	8.45
Total Area	821	76.27

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of E (103).

This property's current energy rating is E.



Rent

£26,750 per annum exclusive

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: £19,000

Rates Payable : £2,370 (2024/2025)

The above assumes a retail use. Other uses are likely to be £9,481 (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.