



BUMBLEBEE
SALES & LETTINGS

£18,000 pa
LONDON, NW2



0
Bedroom

0
Bathroom

3rd Floor, 2 Bristol Avenue, Colindale London NW9 4EW |
info@bumblebeeproperty.co.uk

020 8359 3399



BUMBLEBEE
SALES & LETTINGS

£18,000 pa
LONDON , NW2



COMMERCIAL UNIT IN NW2 The property is within a retail parade in Cricklewood Lane: a busy road linking north London with north-west London, with easy access to the M1 to the north, near Brent Cross. The property is approximately 400 metres from Cricklewood railway station (Thameslink), 600m from Cricklewood Broadway and 1.6km from Golders Green. **AVAILABLE IMMEDIATELY.** Rental deposit required.

Lettable area description

The subject property has a total net lettable area of approximately 830 sq. ft (77.11 sq. m). The previous use was a restaurant, and the main restaurant dining area is approximately 538 sq. ft (50 sq. m) and the kitchen including fixtures and fittings with appliances and ancillary space to the rear, is approximately 292 sq. ft (27.11 sq. m). Water, gas and electricity services available (Not tested).

At the rear of the premises is a substantial, shared, yard and service area for parking and deliveries.

Location

The property is within a retail parade within a 4-storey, mixed use building with residential units above in Cricklewood Lane: a busy road linking north London with north-west London, with easy access to the M1 to the north, near Brent Cross. The property is approximately 400 meters from Cricklewood railway station (Thameslink), 600m from Cricklewood Broadway and 1.6km from Golders Green.

Planning

The property use is class E under the Town and Country Planning (Use classes).

Other uses are possible, subject to planning approval, e.g. hot food takeaway (Class use: Sui Generis). It is advised that all proposals are discussed with Barnet Council's Local Planning Authority before submission of your proposal.

Lease and Rental terms

10 year contracted-out lease with upward-only rent reviews based upon the consumer price index on the 3rd, 6th and 9th anniversary of the lease commencement date. Tenant break option on the 5th anniversary of the lease commencement date.

Offers invited at an initial rent above £18,000 per annum on full repairing and insuring terms. A six months' rent deposit will be necessary. The landlord will reserve the right to obtain proportionate contributions for the repair and maintenance of the rear yard and structure of the building.

New lease contracted outside the Landlord and Tenant Act to be agreed.

Tenant's Costs

The prospective tenant will be responsible for the Council's legal and surveyor's fees. The Rateables Value is £11,250 per annum and the Business Rates payable is £5,614 per annum. Rental deposit required.



BUMBLEBEE
SALES & LETTINGS

£18,000 pa
LONDON , NW2



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

58

This is how energy efficient the building is.

WWW.EPC4U.COM



PRS Property
Redress
Scheme



OnTheMarket



rightmove