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**GROSVENOR DEAN**



**291 Edgware Road, London NW9 6NB**

Ground Floor Retail Unit In Prime Retail Parade

**Key Points**

- Established Retail Parade
- Ground Floor E Use
- Busy Location & Good Footfall
- Excellent Transport Links
- Free Parking most of the day

## Location

Colindale is a diverse multicultural district within the London Borough of Brent. The property is located in a prominent position on a mixed retail and residential parade on Edgware Road. Nearby occupiers include McDonalds, Matalan, KFC & Premier Inn but the area is occupied predominantly by sole traders and niche boutiques.

Colindale lies approximately seven miles North West of the West End and directly North West of Hendon. The location benefits from excellent transport links with numerous bus lines passing the premises as well as being a short walk from Colindale Station (Northern Line). There is free parking on both sides of the road outside the property for most hours of the day.

**Sat Nav: NW9 6NB**

## Description

The premises are currently split into three rooms. There is a kitchen, shower unit & WC. A new tenant can carry out works to the premises to suit. The premises fall within Use Class E which potentially allows for various users.

## Sizes

External Frontage:	15.4 ft	(4.7 m)
Shop Depth:	21.5 ft	(6.55 m)
Internal Width:	15.6 ft	(4.76 m)
Kitchen & Storage:	67 sq. ft	(6.22 sq. m)
<b>Total Area:</b>	<b>402 sq. ft</b>	<b>(37.40 sq. m)</b>

## Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

## Rent

£14,000 per annum exclusive. This building is currently not elected to VAT.

## Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

## Rates

Rateable Value has been calculated at £9,000 from April 2023. If you qualify this means there are NO Business Rates payable for these premises. Interested parties are advised to confirm the rating liability with Brent Council.

## EPC

These premises have a current EPC rating of C (74). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

## Viewing

Via sole agents Grosvenor Dean Limited **Contact:** David Guttentag

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