



Commercial

# MAXWELL ESTATES, 70 WATLING AVENUE, EDGWARE, HA8 0LU

Per Annum

# £2,500 Per

FEATURES



# 0 Bedroom Commercial located in Edgware

Call us on

0208 952 0808

[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)

[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

An excellent opportunity to rent a fully refurbished, well positioned corner retail unit situated just moments from Burnt Oak Underground Station.

The premises benefits from strong footfall and high visibility, making it ideal for a variety of retail or service based businesses.

Terms:

Premium - £60,000 payable

£2,500pcm rent (£7,500 payable quarterly)

6 months deposit

Lease: Terms to be agreed

Legal Costs: Each party is to be responsible for their own legal costs

Business Rates: Rateable Value for 2024/25 is £19,750

Council Tax Band

Exempt



LOCATION PLAN  
SCALE 1:1250



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

client:	address: 70 WATLING AVENUE EDGEWARE HBA OLU	location: GROUND FLOOR LEASE PLAN	date: 19.08.05	scale: 1:100@A4	
			dwg. no: PL25097-01	revision:	The Old Bakery 139 High Street Lane, London, SE24 9JZ Tel: 0845 2362710 Fax: 0845 2362714 <a href="http://www.planlondon.co.uk">www.planlondon.co.uk</a> <a href="mailto:info@planlondon.co.uk">info@planlondon.co.uk</a>

