



Commercial

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

Per Annum

## £8,000 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 - £70,000 payable

£2,666.66pcm rent (£8,000 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 currently £19,750

Council Tax Band

**Exempt**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

