blackstanniland

Retail Property Consultants

London, W9 1SY 17 Clifton Road, Maida Vale

RETAIL UNIT TO LET

• New sublease available



The property occupies an excellent position on the southern side of Clifton Road, close to its junction with the A5. The unit is a short walk from Warwick Avenue tube station.

The property is opposite Baker & Spice Cafe with other nearby occupiers including Tesco Express, Cafe Rouge, Boots, Caffe Nero & Sheepdrove Organic Butcher.



The unit is arranged over ground floor only and has the following approximate net internal floor areas:

Ground floor sales: 671 sq ft 62.34 sq m

Tenure

The property is available by way of a new sublease for please contact: a term to be agreed.

Rent

£45,000 per annum exclusive.



Rates

We understand that the premises are valued for rating purposes as follows:

Rateable Value £35,250 UBR 2014/15 48.2p Rates Payable 2014/15 £16,991

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

Jamie Stirling-Aird:

Tel: 07803 076 502

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Martin Black:

Tel: 07850 366 000

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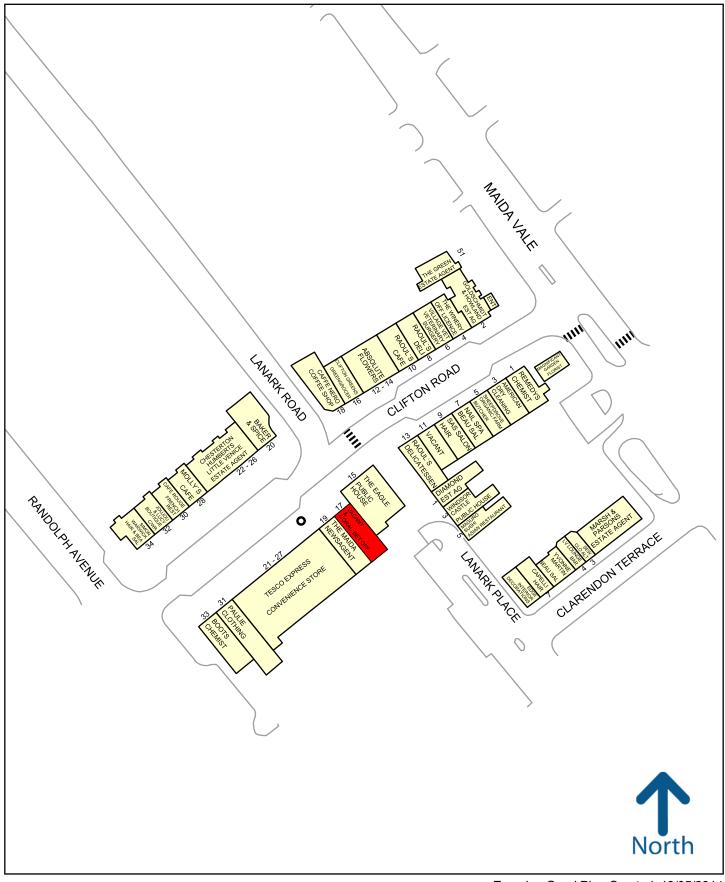
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50 metres

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