

# D1 MEDICAL USE

903 sq ft

To Let



- Few minutes walk of Queensbury Station (Jubilee Line) and Honeypot Lane in Stanmore
- Suitable for other A1 retail uses (stpp)
- Recently redecorated
- Wood flooring throughout

45 South Parade Mollison Way,  
Edgware, Middx HA8 5QL

 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW  
t 020 7794 7788 | [www.dutchanddutch.com](http://www.dutchanddutch.com)



## LOCATION

The shop premises is located on the southern side of South Parade in Mollison Way, Edgware being within a few minutes walk of Queensbury (Jubilee Line) underground station and Honeypot Lane in Stanmore. The shops along Mollison Way are in a busy secondary trading location with a heavily populated surrounding residential area in Edgware, Middlesex.

## TERMS

A new Full Repairing & Insuring Lease will be granted for a term by arrangement.

## RENT

£18,000, per annum exclusive.  
(We are informed by the Landlord that there is no VAT chargeable on the rent).

## BUSINESS RATES

The Rateable value for the Shop & Premises is £6,500 with the Total Rates Payable for the current year of £2,028.37 per annum (L.B of Harrow - April 2017/18). Interested parties to make their own enquires in relation to rates payable on the following link; [Https://www.gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates)

## EPC

E:114

## VIEWINGS

Strictly by appointment through the Landlords Sole Agents: Dutch & Dutch (020) 7794 7788

