# A1 RETAIL SHOP WITH REAR OFFICES

1,880 Sq. Ft. (174.65 Sq. M.) Approx. To Let



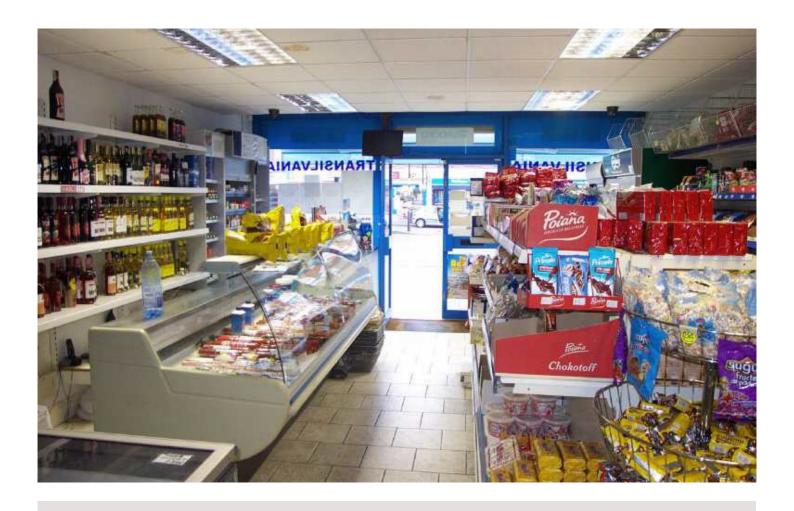
- Rear Offices have;
- Gas Central Heating
- Suspended Acoustic Ceilings

- Fluorescent & Spot Lighting
- Aluminium Double Glazed Windows
- Smoke Alarm

18 & 18C Mollison Way, Edgwarew, Middx HA8 5QH



174 West End Lane, West Hampstead, London, NW6 1SW t 020 7794 7788 | www.dutchanddutch.com



The premises comprise of a shop currently trading as a Grocery Shop but suitable for a variety of other retail uses and having the following areas - Shop Width = 16'9" - Depth = 28'6" (477 sq. ft./44.31 Sq. M.) plus a rear storage area - Width = 15'9" - Depth = 8'0" (126 sq. ft./11.70 sq. m.) approx., with WC/Washroom -

TOTAL SHOP AREA = 603 sq. ft. (56.01 sq. m.) approx.,

communicating to rear Office - Ground Floor Width = 13'6" - Depth = 50'0" (675 sq. ft./62.70 sq. m.) approx., with WC/Washroom. First Floor Office - Width = 14'0" - Depth = 43'3" (602 sq. ft. (55.92 sq. m.) approx., with Kitchen area - TOTAL AREA OF REAR GROUND & FIRST FLOOR OFFICES = 1,277 sq. ft. (118.63 sq. m.) approx.

TOTAL AREA OF SHOP & REAR OFFICES = 1,880 sq. ft. (174.65 sq. m.) approx.

#### **ACCOMMODATION**

## **LOCATION**

The shop premises is located on the Northern side of Mollison Way in Edgware close to the corner with The Highlands 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 and Insuring Lease to be granted for a term by arrangement..

#### RENT

£25,000 per annum exclusive. (There is NO VAT chargeable on the rent).

### **BUSINESS RATES**

Rateable Value: RV £26,250 @ .480p in £ Rates Payable: £12,600 per annum (L. B of Harrow - April 2017/18) Interested parties to make their own enquires in relation to rates payable. https://www.gov.uk/calculate-your-business-rates

## **EPC**

EPC Rating: C (77-86)

### **POSSESSION**

Available immediately upon completion of legal formalities.

#### **VIEWING**

Strictly by appointment with Landlords Sole Agents;

Dutch & Dutch (020) 7794 7788

All viewings are to be arranged through our office, please contact:

Robert Reiff (020) 7443 9868 / M: 07775 605555 robert@dutchanddutch.com

#### APPLICATION FEE

Dutch & Dutch charge proposed tenants a reference and lease application fee of £240 inc. VAT.

This fee is charged once terms are agreed and is non refundable.







