

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,
Edgware, Middx HA8 5QH

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

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.

