

RETAIL PROPERTY

Recently Refurbished A1 Retail Premises
Potential A2/A3/D1 - subject to planning
New Lease Available
Approx 514 sq ft

TO LET

45 Moscow Road, London W2 4AH



LOCATION

The premises are centrally located along Moscow Road, a short walk from Queensway. Occupiers in the near vicinity include Phoenix Public House, Harley Street Treatments, Alpaps Estates, Boston Beauty, The Kings Head Public House, Coffee Byzantium, Zen Butchers and Grocers, and Olympic Food Centre.

RETAIL PROPERTY

ACCOMODATION

Arranged over ground floor, including two WCs and rear loading capability, providing approximate dimensions and areas as follows:

Net Frontage	20 ft 00 in
Internal Width	20 ft 00 in
Shop Depth (max)	29 ft 02 in
Ground Floor Sales	514 sq ft
Total Area	514 sq ft
	47.77 sq m

LEASE

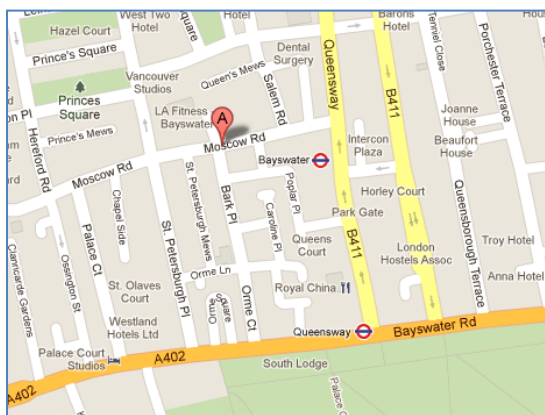
A new full repairing and insuring lease for a term to be agreed, incorporating upward only rent reviews at 5 yearly intervals.

PARKING

Several spaces are available at the rear, by way of separate licence.

RENT

£27,000 per annum exclusive of rates and all other outgoings.



RATES

We understand that the property is assessed as follows.

Rateable Value	£23,750
Payable 2011/12	£10,260

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate will shortly be available upon request.

LEGAL COSTS

Each party to be responsible for payment of their own costs.

CONTACT

For further information or to arrange a viewing contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.