

## Cricklewood Broadway, NW6 £20,000 Per Annum Subject to contract

Ground Floor Retail approx 506 sq ft in busy High Street Location.

Undergoing refurbishment to create a bright, well-proportioned ground floor retail unit with the potential for an extra mezzanine floor to create even more floor space.

Cricklewood Broadway is a busy thoroughfare with excellent transport links.

New Lease - No premium

## Property Overview

Overall Size -- 504 sq ft approx

Depth -- 48 ft

Width -- 13 ft

Lease -- New Lease to be agreed.

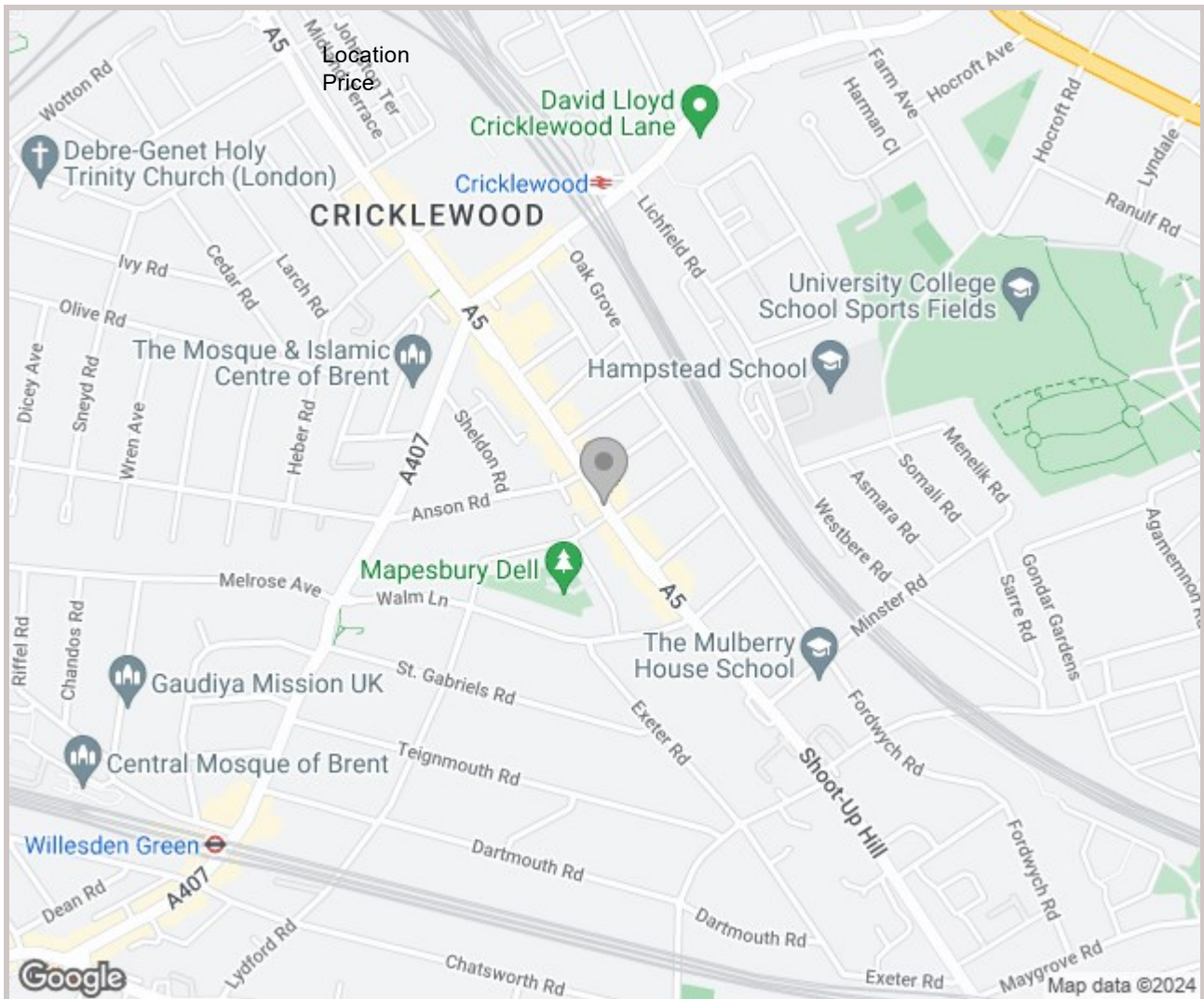
Premium -- nil

Rateable Value -- £14,250 ( x 0.499p ) = £7,110.75 Payable

Use Class -- E - formally A1

Council -- Camden

EPC -- B



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).