

TO207 286 8363 Esales®threeh.co.uk www.threeh.co.uk

## **SPLIT LEVEL E CLASS UNIT**

WITH WINDOWFRONTAGE Net Area 1011 SQ FT 94 M<sup>2</sup>

# **TO LET**

### 59 Goldney Road, Maida Hill, W9 2AR



#### Location:

Goldney Road is only a short distance from Elgin Avenue, Chippenham Road and Harrow Road between Royal Oak and Westbourne Park Underground Stations, well served by all forms of Public Transport.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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#### Accommodation:

Comprises two storey accommodation recently refurbished to a very high standard with a *gross* internal floor area of **1173 SQ FT (109 M<sup>2</sup>)** to include wc's and storage vaults.

Ground Floor:	56 M <sup>2</sup>	602 Ft <sup>2</sup>
Lower Ground	38 M <sup>2</sup>	409 Ft <sup>2</sup>
WC's & Vaults	15 M <sup>2</sup>	159 Ft <sup>2</sup>

#### Amenities:

Good Natural Light ThroughoutHigh CeilingsLaminated Wood Flooring2 WC's Plus ShowerAir Conditioning (Heating & Cooling)Low Energy LED LightingInternet CablingNewly Redecorated

#### Rent: £30,000 p.a.x VAT is Applicable

**Lease:** By arrangement with rent reviews to come into effect every 5<sup>th</sup> year on full repairing and insuring terms.

Business Rates: Rateable Value £19,150. Rates payable for 2024-2025: £9,555.85

#### Building Insurance: Approximately £500.00 p.a.

#### Legal Costs:

Each party is to pay their own legal costs.

**References:** A charge of  $\pounds 250.00 + VAT$  is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment







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