

Large E Class Retail or Restaurant Premises

To Let Without Premium

(1378 sq ft – 128 M²)

3 - 4 Odeon Parade, Sudbury Heights Ave, Greenford, Middx, UB6 0NA

- Location:** Situated in this local parade of shops in the heart of a densely populated residential community. The property fronts Sudbury Heights Avenue and sits amongst a mixture of retail and office units. There is free limited duration parking immediately in front of the restaurant.
- Description:** Units 3 & 4 comprise a double unit, previously occupied as a Portuguese restaurant is suitable for catering or other E Class Uses. The property has a large kitchen area, and separate male, female and staff wc's. All the accommodation is on the ground floor. There is rear access for loading. The approximate square footage is 1378 sq ft (128 M) including public wc's. The interior is in shell condition ready for fit-out and decoration.
- Amenities:** Large Kitchen area
3 x WC's
Good Frontage
Max Ceiling Height 3.7m
Gas Heating
Rear Access
- Rent:** £28,000 p.a.x
- Lease:** New lease for a term by arrangement on full repairing and insuring terms outside the security of tenure provisions of the Landlord & Tenant Act 1954.
- Business Rates:** RV £15,500 Rates payable: £7734.50 per year.
- Legal Costs:** Each party is to pay their own legal costs.
- References:** A charge of £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

