

T0207 286 8363 Esales@threeh.co.uk



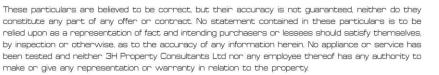
CLASS E UNIT TO LET

62 SQ M (667 SQ FT) Approximate Net Internal Floor Area 500 Lady Margaret Road Southall UB1 2NP

Location

Situated in this busy parade which includes a variety of retail and catering users, including Betfred bookmakers, Pizza House Takeaway and Best Foods Supermarket, The is free parking for 1 hour in the service road immediately fronting the unit.









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Accommodation

Comprises a lockup ground floor E class unit of approximately 660 sq ft

Internal width 7.0m Retail Depth 8.3m Retail Area 58 m² Kitchen 4 m²

Total Floor Area 62.m² 667 sq ft Approximate Net Internal

Floor Area

Specification

• Good Window Frontage

Rear Yard/Parking

• Aluminium Shopfront

• Suspended Ceiling

• Electric Roller Shutter

<u>Rent</u> £19,500 per annum exclusive, VAT is not Applicable.

<u>Terms</u> New lease outside the security of tenure provisions of the

Landlord & Tenant Act 1954 Pt 2. The lease will be on full

repairing and insuring terms.

Rates Rateable Value £18,000. Rates payable from April 2023

£7990 per annum.

Use E Class but no hot food use requiring extraction.

Deposit Our clients will require a security deposit of between 3 and 6

month's rent as security, dependent upon covenant.

Viewing **Tel: 0207 286 8363**



