



## E Class Unit In Sudbury

(595 sq ft – 55 m<sup>2</sup>)

**1 Odeon Parade, Sudbury Heights Ave, Greenford, Middx, UB6 0NA**

**Location:** Situated at the end of 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, catering and office units. There is free limited duration parking immediately in front of the shops.

**Description:** A lock-up shop with small rear yard

**Accommodation:** Approximate areas/dimensions as follows;

Internal Width	4.95 m	
Retail Depth	11.17 m	
<b>Net Area</b>	<b>55.00 m<sup>2</sup></b>	<b>595 Ft<sup>2</sup></b>

**Amenities:** Newly Refurbished To Include New Shopfront  
Free parking to the front of the shop  
Rear Access  
Close to Sudbury Station

**Rent:** £13,950 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 Pt 2
- Business Rates:** Rateable Value £7,400 from April 2024. Those eligible for small business rates relief *may* have a zero rates bill.
- 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