

Prime Retail/Restaurant

CLASS E UNIT TO LET

**Edgware, Middlesex, HA8
 226 Station Road**

Suit Retail, Café, Restaurant or similar

Location

The property is located on Station Road, Edgware on a busy parade, in close proximity to a number of national and independent food and beverage occupiers including Baskin Robbins, Izgara restaurant, Sushi Mania, Nandos, Slamburger and Cheat Meals.

The property is within a two minute walk from Edgware Underground (Northern line) and Bus Station, and is close to the Broadwalk Shopping Centre, and many other local amenities.

Description

The property comprises a ground floor commercial retail unit formerly used as a café/restaurant. The property is set out as a large open plan retail space, with rear commercial kitchen, store room and walk in fridge. Deliveries are to the rear of the property. There is an extraction route at the back of the property but we have not tested this.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis (NIA) with the following approximate areas:

Ground Floor Retail

Internal shop width	5.62m	
Net Internal Area	108.88 sq m	1172.23 sq ft
Gross Internal Area	109.66 sq m	1180.33 sq ft

Planning

Class E, (previously A1 use) suitable for retail, café or similar. The property may be suitable for other uses subject to obtaining the usual necessary planning consents.

Business Rates

The VOA lists the property with the following:
 From 1st April 2023 £26,750
 Interested parties should ascertain the Rates Payable with Barnet council business rates department.

EPC

Energy Rating C – see <https://find-energy-certificate.service.gov.uk/energy-certificate/9544-9809-5054-1076-4685>

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Lease

A brand new occupational lease is available directly from the Landlord on terms to be agreed between the parties.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Rent

Upon Application

Viewings

All viewings are by prior appointment from the vendors agents:

May & Company:

Adam Marks
Adam@MayandCompany.co.uk
 07534 846 312

Samuel May
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 07742 256 873

Subject to contract

MayandCompany.co.uk

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