

RECENTLY REFURBISHED LOWER GROUND FLOOR
193 Edgware Road, Paddington, London, W2 1ET

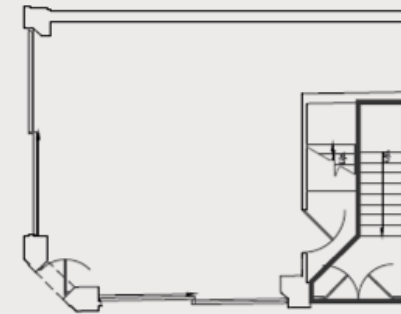


ONE YEAR RENT FREE AVAILABLE*

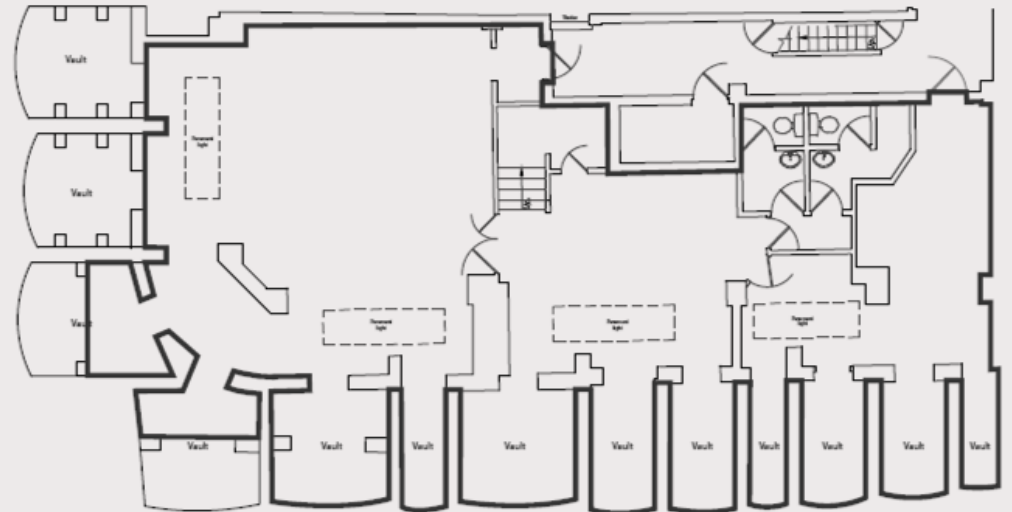
New Lease

Ideally Suited to Restaurant//Medical//Leisure Uses

2,134 sq ft (198.26 sq m)



GROUND FLOOR



BASEMENT



TOTAL SIZE: 2,134 sq ft (198.26 sq m)

PDF available on request



LOCATION

The Property is located on 193 Edgware Road W2, close to its junction with Star Street. Edgware Road is a busy commercial thoroughfare and the subject property has strong visibility onto the street. Edgware Road Underground Station, (Bakerloo, Circle, and Hammersmith and District lines) is a few minutes away. The property benefits from excellent road travel links, with access directly onto the A40 (M) leading to West London, M25 and on towards Oxford & Birmingham. The property is located outside of the congestion charge zone.

DESCRIPTION

The property is in shell & core condition & comprises refurbished lower ground floor accommodation with a self-contained entrance at street level. The property has dedicated services and a fire escape into the common parts of the building and would suit a variety of uses within Class E.

USE

Permitted for use as retail, restaurant, office, medical or any other use within Class E of the Use Class Order 2020.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed, subject to Vacant Possession.

RENT

£60,000 per annum exclusive of all other outgoings.

One year rent free is being offered to perspective Tenants, subject to review of proposed fitout plans and will be granted entirely at the Landlord's discretion.

RATES

The business rates payable are yet to be assessed. All interested parties are advised to contact the Valuation Office Agency for more info.

SERVICE CHARGE

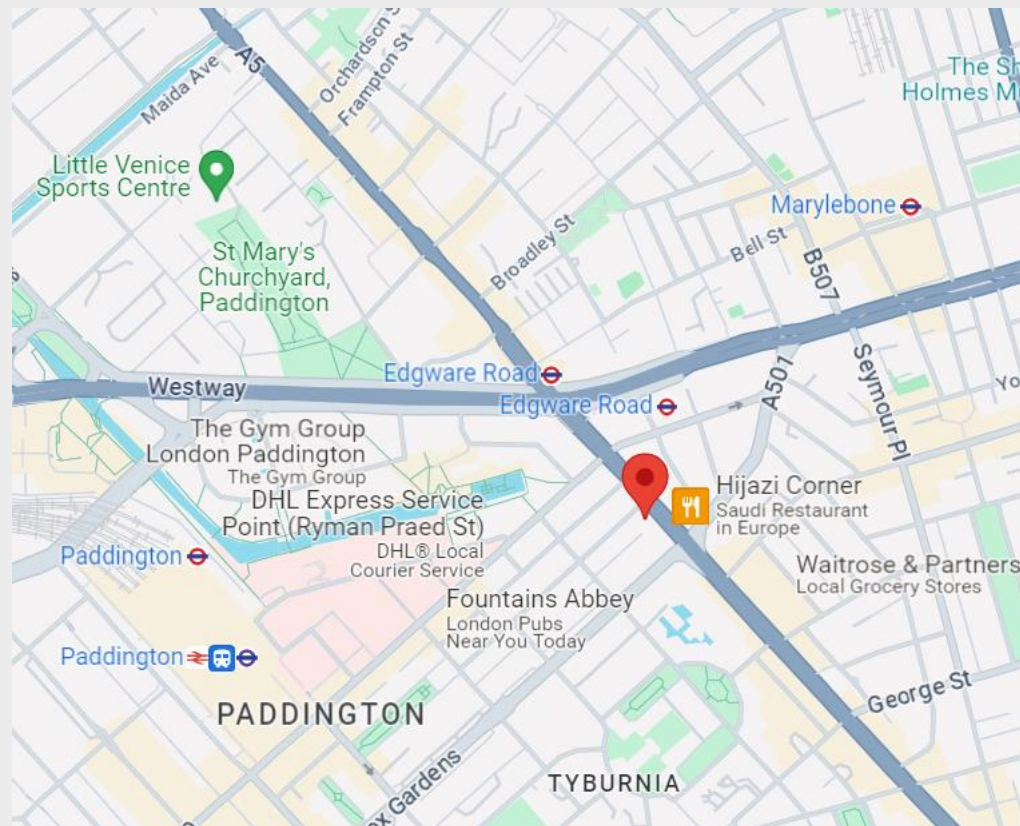
Service Charge & Building Insurance is payable – details on request.

VAT

Not applicable.

EPC

Available upon request - Rated C



For further information or to arrange a viewing, please contact:

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