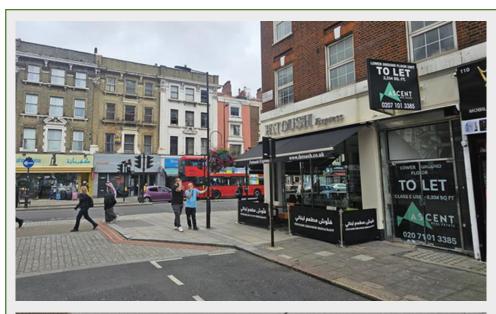
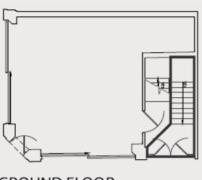
# RECENTLY REFURBISHED LOWER GROUND FLOOR TO LET 193 Edgware Road, Paddington, London, W2 1ET



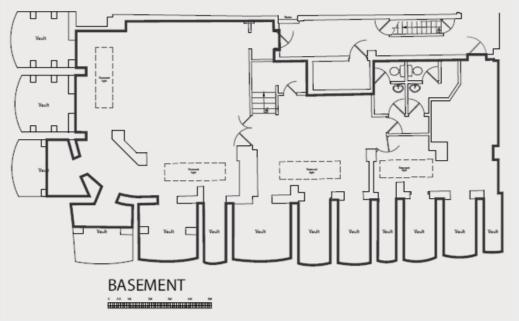
Now Re-Available Following Extensive Refurbishment Works Ideally Suited to Restaurant//Medical/Leisure Uses 2,134 sq ft (198.26 sq m)







GROUND FLOOR



**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 comprises refurbished lower ground floor accommodation with a self-contained entrance at street level. The property has idedicated 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**

£75,000 per annum exclusive of all other outgoings

# **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**

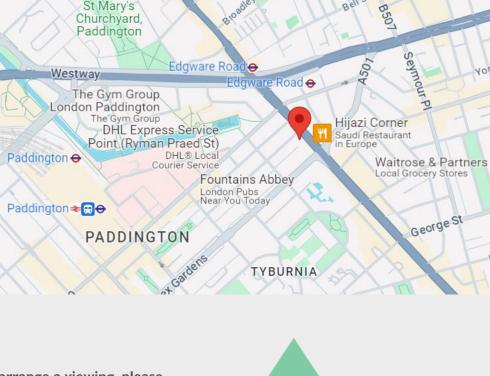
Available upon request - Rated C

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

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020 7101 3385

Daniel Harris
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Little Venice Sports Centre





Marylebone +

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