

51 Green Lane | Northwood | HA6 3AE

## Prime Shop in Affluent Location | To Let

### Location

Northwood is an affluent town approximately 4 miles south of Watford. Green Lane is the prime retail pitch, occupied by a mixture of national multiple and specialist local retailers.

The subject premises are centrally situated to the northern side of the road, diagonally opposite Northwood Met Line station and close to Waitrose, Boots and Costa Coffee with good on-street parking nearby.

### Description

Retail premises set out over ground floor only, with open plan retail area to front and small office, ancillary storage and WC's to rear. Rear access is provided via a small exterior yard.

### Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	5.30 m	17 ft 4 ins
Ground floor sales	63.90 Sq.m	688 Sq.ft
Ground floor rear anc	19.10 Sq.m	205 Sq.ft
TOTAL	83.00 Sq.m	893 Sq.ft

### Tenure

Available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

The asking rent is £37,500 per annum, exclusive of business rates and other outgoings.

### EPC

Further details available upon request. B 34.

### Rates

The Rateable Value from April 2024 is £23,000.

For rates payable please refer to the Local Charging Authority, London Borough of Hillingdon. - 0300 1231384.

### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



### Contact

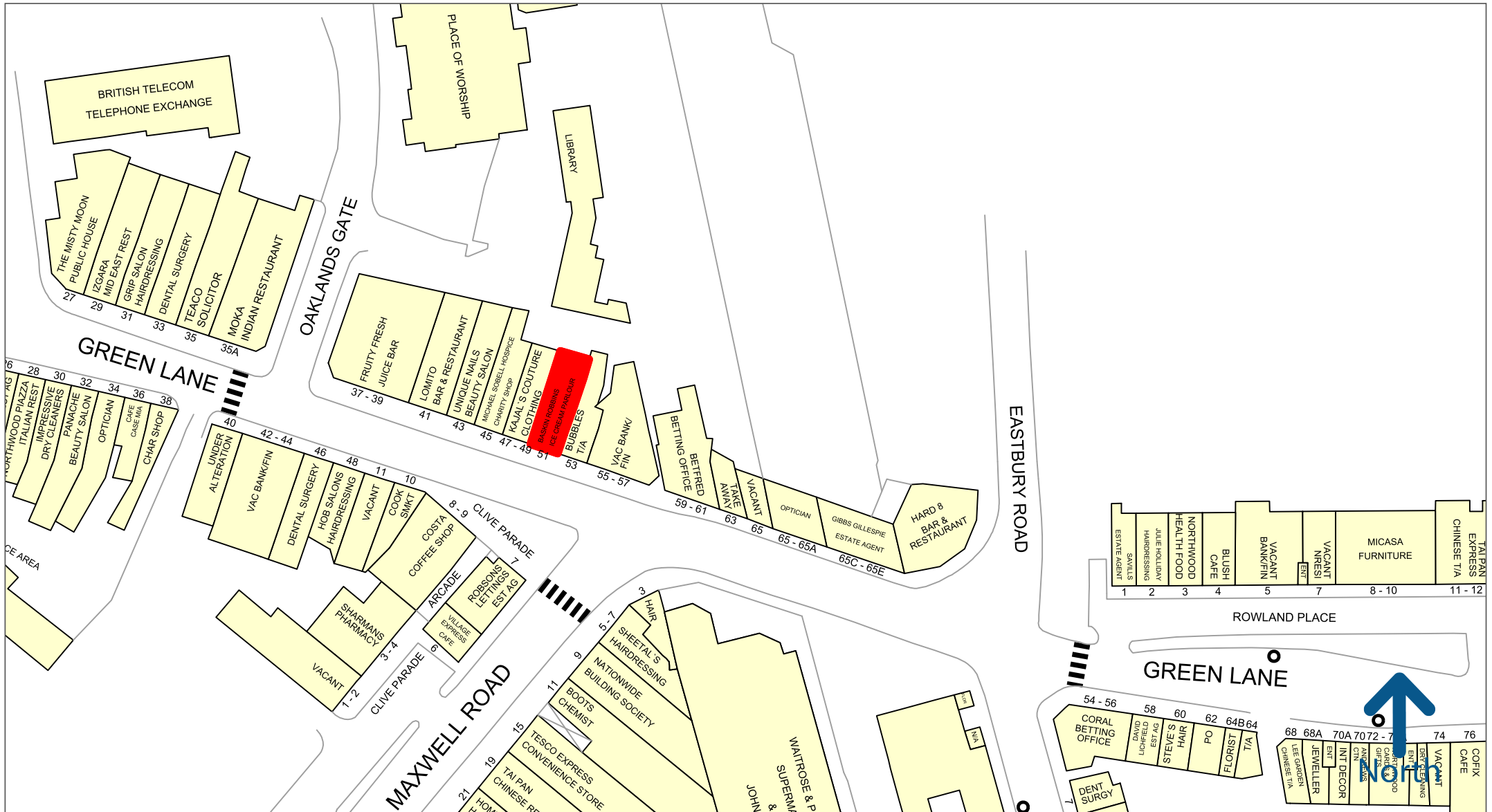
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**VIEWINGS - Strictly by appointment**



50 metres

Experian Goad Plan Created: 04/03/2024

Created By: Brasier Freeth

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