

RETAIL OR GYM / LEISURE SPACE TO LET Potential D2 Use STP 159 Edgware Road London W2

LOCATION

The property is situated on the west side of Edgware Road, opposite Waitrose and close to the junction with Burwood Place. Paddington Station is less than half a mile to the west. The property is situated in a busy location, where nearby Occupiers include **Argos, Holland & Barrett, Specsavers, HSBC, Lloyds, Caffè Nero** and **Simit Sarayi Bakery**.



ACCOMMODATION

The property comprises a lock up shop, which has potential to be combined with a large rear area, providing the following dimensions and floor areas:

Retail Shop	Internal Width	10ft 6 inches	3.12m
	Shop Depth	35ft	10.67m
	Ground Floor	365sqft	33.91qsm
Shop & Leisure Space	Ground Floor	2,400sqft	222.96sqm

LEASE

The combined property is available on a new 10 or 15 year full repairing and insuring lease. The shop is available on a new short term lease.

RENT

Seeking rental offers:

Ground Floor Shop	£60,000pax
Combined Ground Floor	£90,000pax

PLANNING

Potential change of use to D2 on entire space, subject to planning.

RATING

We are advised the current Rateable Value on the existing premises for 2018/2019 is £41,000 with rates payable of £20,090.

VIEWING

Viewings are to be arranged strictly via this office.

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