MB& CO
MICHAEL BERMAN

COMMERCIAL ESTATE AGENTS & VALUERS

***IDEAL FOR LEISURE, RESTAURANT, NURSERY, MEDICAL & OFFICE USES***

# PROMINET GROUND FLOOR CLASS E PREMISES

## 1,279 SQ FT

## TO LET

## 235-241 KINGSBURY ROAD, KINGSBURY, LONDON NW9 8UG



All Transactions are Subject to Contract.

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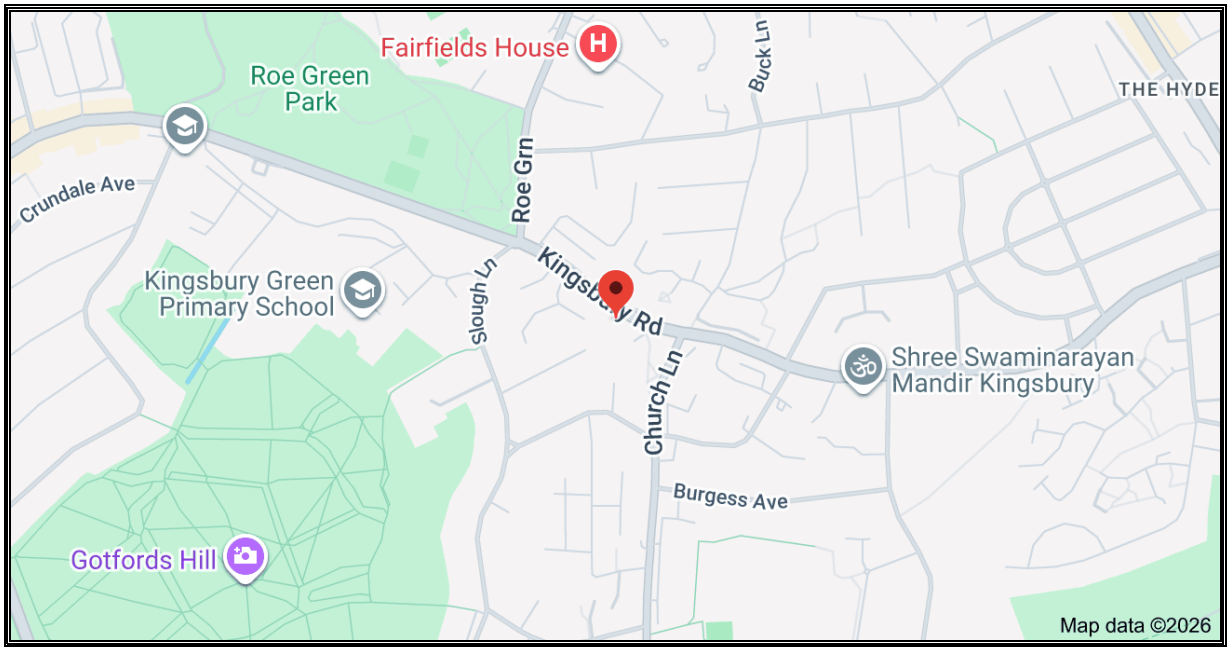
NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.




**LOCATION** The premises are situated in a secondary parade of shops, close to the junction with Hool Close.

**ACCOMMODATION** Comprises a prominent ground floor Class E premises, previously used as an office, benefiting from gas fired central heating, suspended ceiling, carpeted, kitchen and male & female toilets. The premises affords the following approximate:

GROUND FLOOR AREA: 1,241 SQ FT
LOWER GROUND FLOOR AREA: 137 SQ FT

TOTAL FLOOR AREA 1,378 SQ FT

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement, subject to upward only rent review at 5 yearly intervals, if applicable.

**RENT** £45,000 per annum exclusive.

**RATES** Obtained from the www.voa.gov.uk website the premises has a rateable value of £40,750 and the rates payable for 2026/27 would therefore be £17,604 per annum. Interested parties should confirm annual rates payable with the Rating Authority.

**EPC** C

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.


FIRE EXIT







Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

(iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

(iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;

(v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

(vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."