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DOUBLE A1 AND A2 SHOP TO LET:- 131/131a SHIRLAND ROAD, LONDON, W9

RENT £28,500 PER ANNUM EXCLUSIVE

LOCATION

The premises are located on the northern side of Shirland Road, close to the junction with Elgin Avenue. Westbourne Park and Maida Vale Tube Stations are within a kilometre. Road access from the Westway (A40) is within half of a kilometre. There are various bus routes serving the area.

DESCRIPTION

The premises occupy a double unit at the end of a terrace in a neighbourhood style retail parade. They occupy the ground floor of a 4 storey period building (plus basement).

The premises previously traded as two separate retail units. One operated as a ladies' hairdressers and the other was operated as an A1 (non-hot food) cafe.

There are a number of other local and national A1/A2/A3/A4/A5 operators trading in the immediate vicinity. These include Dexters Estate Agents.

Shirland Road is predominately residential. In the immediate vicinity the demographic profile is perceived to be strong given the nature of the housing stock and the proximity to central London.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of measuring practice. They benefit from the following approximate net internal areas.

TOTAL NET INTERNAL FLOOR AREA 52.4m² or 564 sq ft

TERMS: The premises are available to let as a whole on standard FRI basis for a term to be agreed by negotiation.

RENT: £28,500 per annum exclusive payable quarterly in advance.

PERMITTED USE: The premises have the benefit of A1 and A2 uses under the Use Classes Order 1987 as amended.

BUSINESS RATES: Under the 2017 rating list the premises have a combined rateable value of £19,800. Based on a 2017/18 UBR of £0.48 in the £ the rates payable are £9,504.

VAT: The premises may be elected for VAT.





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EPC: A copy of the EPC report is available upon request.

LEGAL COSTS: Each party are to bear their own legal costs incurred in this matter.

VIEWING: Strictly: by appointment via sole agents JM Commercial Ltd.

CONTACT: For further information contact James Moorhouse BSc MRICS on [020 87857960](tel:02087857960) or at james.moorhouse@jmcommercial.co.uk



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