

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET 193 EDGWARE ROAD, LONDON W2 1ET



CLASS E PREMISES 2,134 SQ FT

**** NEW LEASE, NO PREMIUM ****
**** RENT FREE AVAILABLE ****

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





193 EDGWARE ROAD, LONDON W2 1ET

LOCATION	The property is prominently situated on the west side of Edgware Road occupying a busy trading position at the junction with Star Street and Sussex Gardens and almost opposite Marks and Spencer. Edgware Road station (Circle line) is under 5 minutes walking distance.
DESCRIPTION	<p>The property comprises a lower ground floor unit with street access from Star Street.</p> <p>The property will be delivered in shell condition with capped off services. The property has been newly tanked.</p>
TENURE	A new lease is available direct from the Freeholder.
AREA(<i>all measurements are stated approx.</i>)	Lower ground floor 2,134 sq ft / 198.26 sqm
ANNUAL RENT	£65,000 per annum exclusive

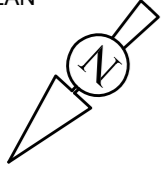
BUSINESS RATES	We understand the rateable value is £10,750. This is not the rates payable. Rates payable are estimated at £5,364 per annum however this information is not to be relied on and interested parties are advised to confirm this directly with Westminster council.
SERVICE CHARGE	Upon request.
VAT	The property is not elected for VAT – VAT will not be charged by the Landlord on outgoings.
PERMITTED USER	Class E use including retail, restaurant, medical, office and leisure.
EPC	C/55
VIEWING	Through joint sole agents

JARVIS KELLER
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020 7251 9226
07876 245 302

LEASE PLAN

MAIN PLAN



 LEASE AREA

PROPERTY ADDRESS:

BASEMENT
193 EDGWARE ROAD,
LONDON,
CITY OF WESTMINSTER
W2 1ET

SCALE: 1:100 @ A3

DRAWING NO: B.193ER.1ET

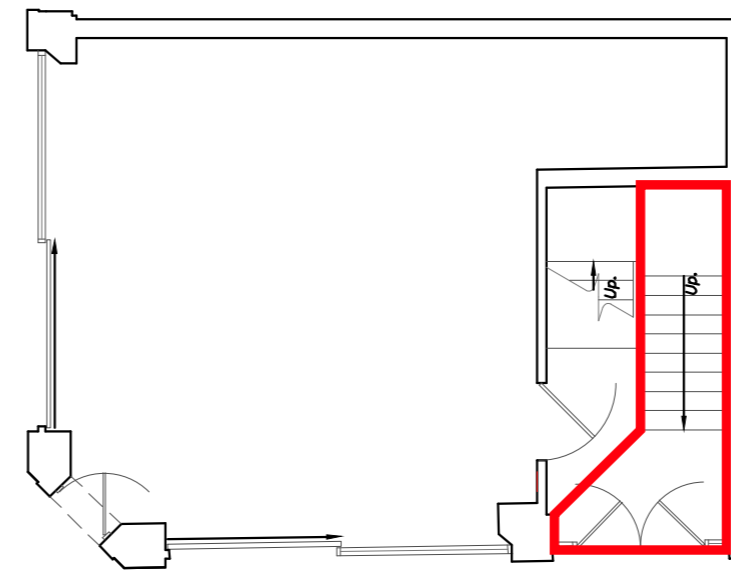
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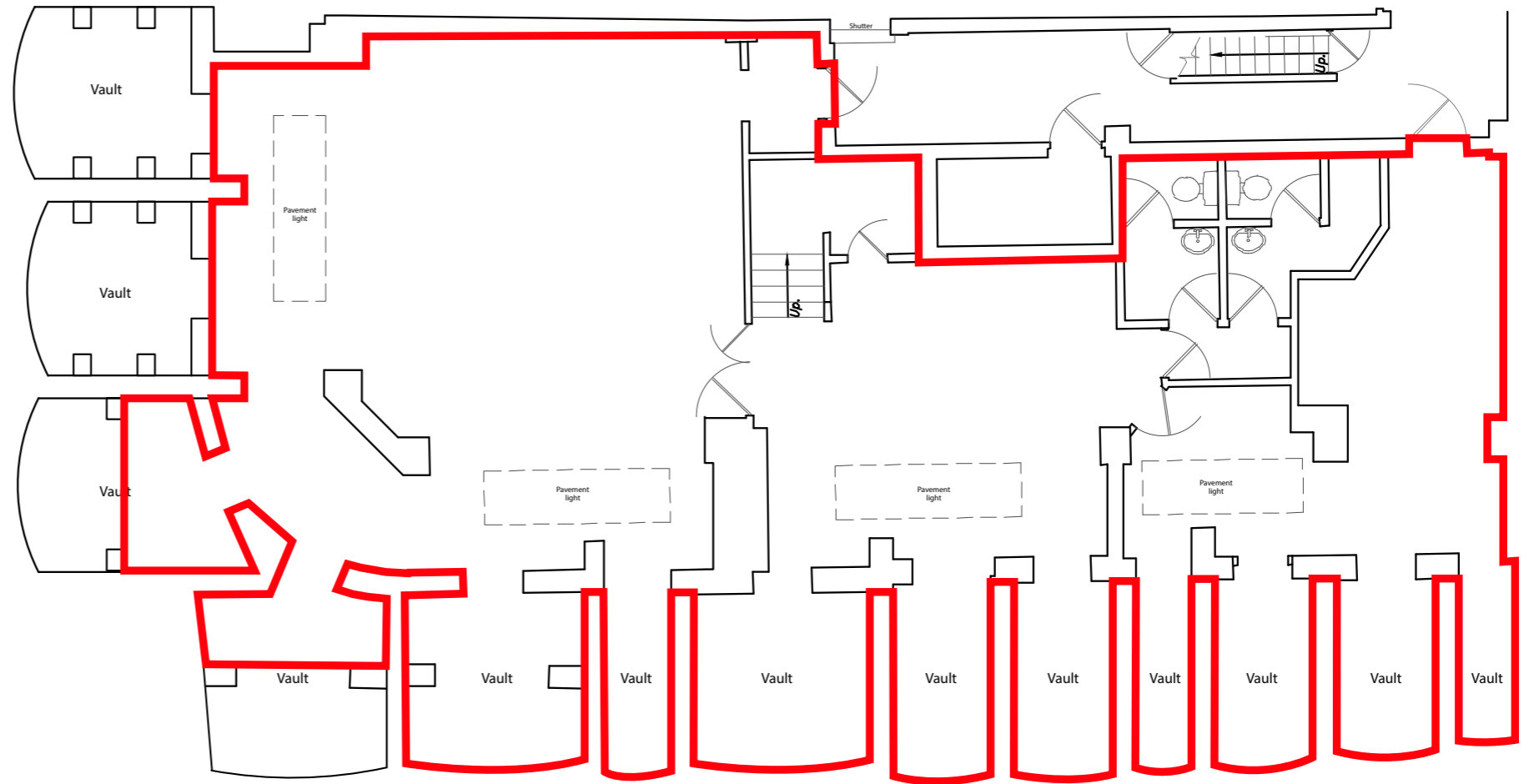
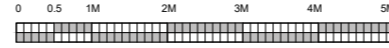


Lease Plans

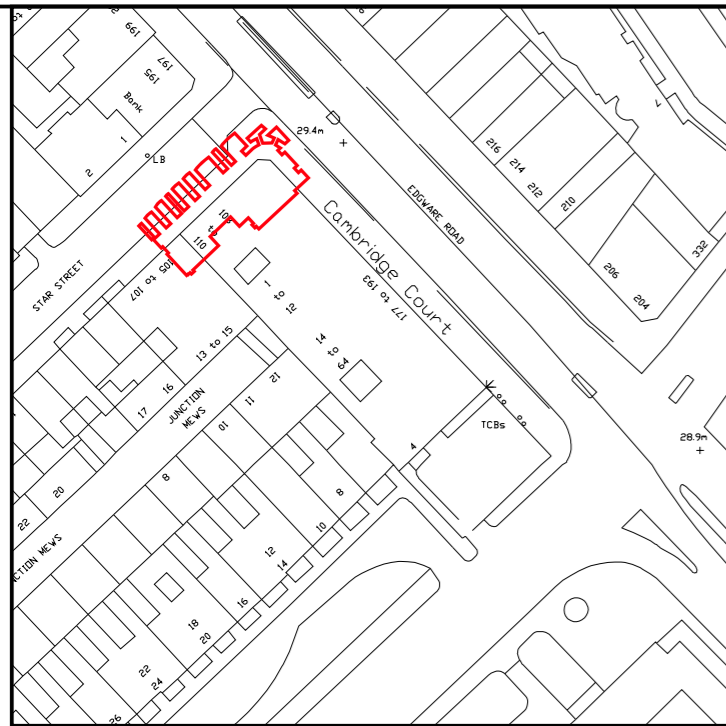
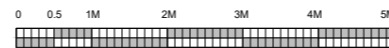
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GROUND FLOOR



BASEMENT



LOCATION PLAN - SCALE: 1:1250

GROUND FLOOR