

## LOCK UP SHOP TO LET



## VARLEY PARADE, EDGWARE ROAD COLINDALE NW9 515 SQ FT (47.87 SQ M)

**Location:**

Situated on Varley Parade, Colindale which is a set back retail parade fronting the (A5) Edgware Road with slip road parking. Varley Parade runs between Sheaveshill Avenue and Woodfield Avenue..

**Description:**

Comprising a lock up shop with rear yard and electric roller shutters to the frontage. The premises are suitable for a variety of businesses, subject to the necessary consents.

**Areas:**

Depth	12.12 m
Width	3.95 m

**Lease:**

Available on a new Full Repairing and Insuring Lease for a term to be agreed at £12,000 pa.

**Business Rates:** London Borough of Barnet. Rateable Value £5,000. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Legal Costs:** The ingoing Tenant to be responsible for the Landlord's reasonable legal costs.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**