

A3 RESTAURANT **NO PREMIUM** TO LET



CRICKLEWOOD LANE, LONDON NW2 445.32 SQ FT (41.37 SQ M)

- Location:** Situated on Cricklewood Lane (A407) between the junctions of Cricklewood Broadway (A5) and Hendon Way (A41). Cricklewood Station is just a short walk away.
- Description:** Comprising a lock up shop with A3 use with rear kitchen, office area and WC's. The premises previously traded as a fish and chip restaurant.
- Areas:**
- | | |
|-------------------------|----------------------------|
| Main shop | 24.2 x 12.6 (304.92 sq ft) |
| Prep area/toilet/office | 9 x 15.6 (140.4 sq ft) |
| Total area | 445.32 sq ft (41.37 sq m) |
- Lease:** Available on a new Lease at £15,000 pa
- Business Rates:** London Borough of Camden. Rateable Value £4,350. Rates payable for 2009/2010 approximately £2,109.75 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

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