david charles
property consultants

TO LET

1-3 Joel Street

Northwood, HA6 1NU

Fully Fitted Restaurant In A Prominent Retail Position - Lease for sale

1,354 sq ft
(125.79 sq m)

- Fully fitted Lebanese restaurant
- Prominent corner position facing the roundabout
- Ready for immediate occupation
- 0.2 miles from Northwood Hills Station

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Summary

Available Size	1,354 sq ft
Rent	£42,000 per annum
Rates Payable	£8,690.50 per annum
Rateable Value	£22,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprises a fully fitted Lebanese restaurant situated on the main road through Northwood. The fittings are of a high quality throughout and are ready for use by a prospective tenant. The kitchen is modern and well maintained.

Location

The property is located on the corner of Joel Street and Pinner Road, on the roundabout, within walking distance of Northwood Hills Underground Station. The building is positioned in a prominent location in the heart of Northwood on a busy retail parade. Customer parking is available by way of on street pay and display parking.

Terms

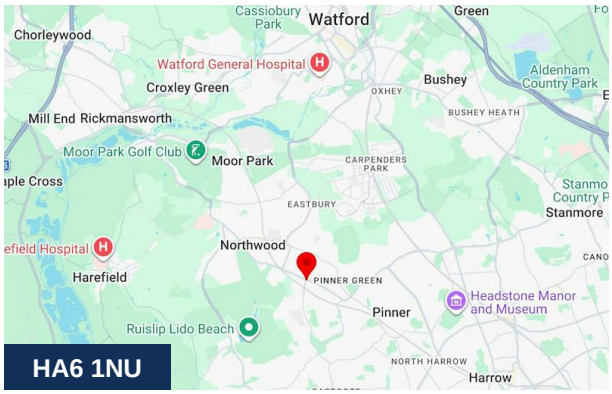
The premises are available by way of a lease assignment, subject to the landlords consent. The current passing rent is £42,000 per annum and the lease expires in 2030 and was granted inside of the Landlord & Tenant Act 1954 and therefore the tenant would have the right to renew the lease at the end of the term.

Premium

A premium is being sought to benefit our client's existing lease, fixtures, fittings, and associated goodwill.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information

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