

CLASS E – TO LET
New Lease Available

DMA

8/10 Clifton Road, Maida Vale, London W9 1SS



Location

The premises are situated in one of London's most affluent and densely populated residential areas. The property is adjoined by **Village Vet**. Nearby traders include **Caffe Nero**, **Tesco Express**, **American Dry Cleaning**, **Pret a Manger** and **Provenance Village Butcher**.

Accommodation

Arranged as follows:

8 Clifton Road		10 Clifton Road	
Net Frontage	13'3"	Net Frontage	12'2"
Internal Width (max)	13'1"	Internal Width (max)	12'1"
Shop Depth	35'1"	Shops Depth	34'1"
Ground Floor	491 sq ft	Ground Floor	411 sq ft
Basement	429 sq ft	Basement	415 sq ft
Yard	310 sq ft	Yard	179 sq ft
Total	1,230 sq ft	Total	1,005 sq ft

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute as an offer and must not be relied upon as representation of facts or otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.

Lease

A new effective full repairing and insuring lease for a term to be agreed.

Rent

The units are currently interconnected, however they could be let as single units.

8 Clifton Road - £50,000 per annum exclusive.

10 Clifton Road - £48,000 per annum exclusive.

Rates

Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of City of Westminster, Tel: 020 7641 6000.

EPC

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing / Contact

For further information or to arrange an inspection please contact:

Nicholas Menzies

Tel: 07793 979 817

Email : nmenzies@dmaproperty.com

Nearby



Village Vet

Special vets for special pets