

*Stuart
Melzack*

Commercial Property Advisers

**SHOP WITH REAR STORAGE
TO LET
442 CHURCH LANE, KINGSBURY, NW9 8AB**



Situated on the West side of Church Lane being close to its junction with Burgess Avenue in this local shopping parade.

Accommodation Frontage 17' (5.18m) approximately
Ground Floor Area 465 sq ft (43.19sq m) approximately
Rear Storage/office 790 sq ft (73.39sq m) approximately

The rear storage/office of these premises has the benefit of a separate entrance from the side of the shop with rear access for deliveries. An opening can easily be made in the rear wall of the shop into the storage area for easy access or indeed to enlarge the retail area.

All measurements are approximate and should be checked by a prospective tenant

Lease A new Full Repairing and Insuring lease will be granted for a term to be agreed subject to rent reviews every three years

Rent Offers invited in the region of £14,950 per annum exclusive

Legal Costs The ingoing tenant is to be responsible for both parties' legal costs.

Rates £4971 payable (2009/2010) **This information should be checked with the local authority – LONDON BOROUGH OF BRENT**

Viewing **By appointment through STUART MELZACK – as above**

15 Grand Parade, Forty Avenue, Wembley, Middx HA9 9JS

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Any measurements given are only approximate and should therefore not be relied upon and should be checked by any interested party.