



# PRIME CLASS E UNIT TO LET EDGWARE ROAD

**163 EDGWARE ROAD, PADDINGTON, LONDON, W2 2HR**

## Location:

The subject property occupies a prominent position in the prime pitch of Edgware Road, central London.

Neighbouring multi-national occupiers include Specsavers, Slim Chickens, Naan Staap, Barclays Bank, McDonalds, Merkur Slots, Waitrose, Argos, Black Sheep Coffee and Grosvenor Casino, together with a number of established independent operators.

Edgware Road Station (Bakerloo, Metropolitan, District & Circle Line) is located opposite the property.

## Rent:

Upon Application.

## Use:

The premises benefits from Class E Use. Alternative uses will be considered STP.

## Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

**Ground Floor: 1,836 sq. ft. (170.57 m<sup>2</sup>)**



## Lease:

The premises are available by way of a new lease for a term to be agreed.

## Service Charge & Insurance:

Service Charge TBC.

The landlord is responsible for insuring the building and recovering the premium from the tenant. The tenant will be responsible for their own contents insurance.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Parade Photo:





## Location Map:

