



## 25 Joel Street, Northwood Hills HA6 1NU



**Area**  
2606 sq ft



**Location**  
In the heart of a busy parade



**Rent**  
£50,000 per annum plus  
VAT



**Food Approved**  
Currently used as a  
takeaway



**Parking**  
On street parking in the  
vicinity



**Tube**  
Northwood Hills

## LOCATION

The building is situated in a prime pitch on Joel Street benefiting from good footfall, high visibility and on street parking in the vicinity.

## DESCRIPTION

The property is currently configured as a customer area, kitchen prep / area in addition to a storage area. The unit is fitted out to a very high standard. The premises would lend themselves to various types of occupier (subject to the necessary consents) and are currently used as a restaurant and takeaway.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

## RATES

According to the Valuation Office the Rateable Value is £29,000 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

## EPC

B 48

For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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