

# **TO LET**



# 25 Joel Street, Northwood Hills HA6 1NU



Area



2606 sq ft



**Food Approved** Currently used as a takeaway



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Location

In the heart of a busy parade



Rent £50,000 per annum plus VAT



Tube Northwood Hills

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# 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.

# RATES

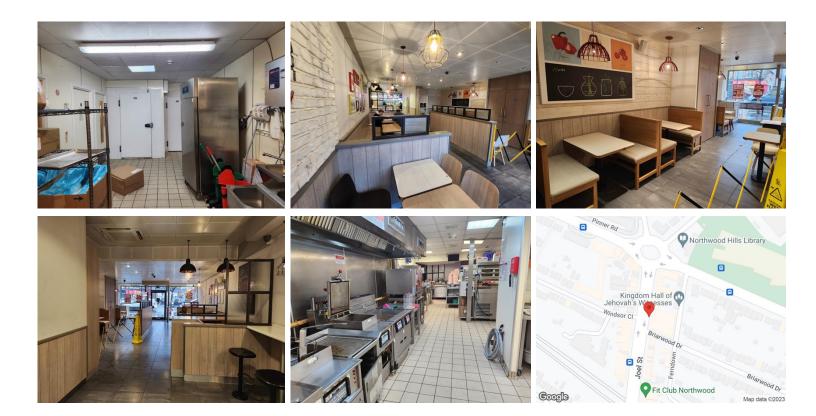
According to the Valuation Office the Rateable Value is £29,000 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

### EPC

B 48

For further information please contact:

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