

# EDGWARE – 340-346 STAG LANE

# NW9 9AG



## SHOP TO LET 2,400 SQ FT (223 SQM)

RETAIL SPACE WITHIN RESIDENTIAL  
REFURBISHMENT  
PART UNDER OFFER TO COSTCUTTER

- Opposite New 'Village School' Development – 235 children, 205 staff
- Busy Road & Bus Route
- Adjacent to New **Costcutter Supermarket**
- Scope for Car Parking
- Office / light industrial work space nearby

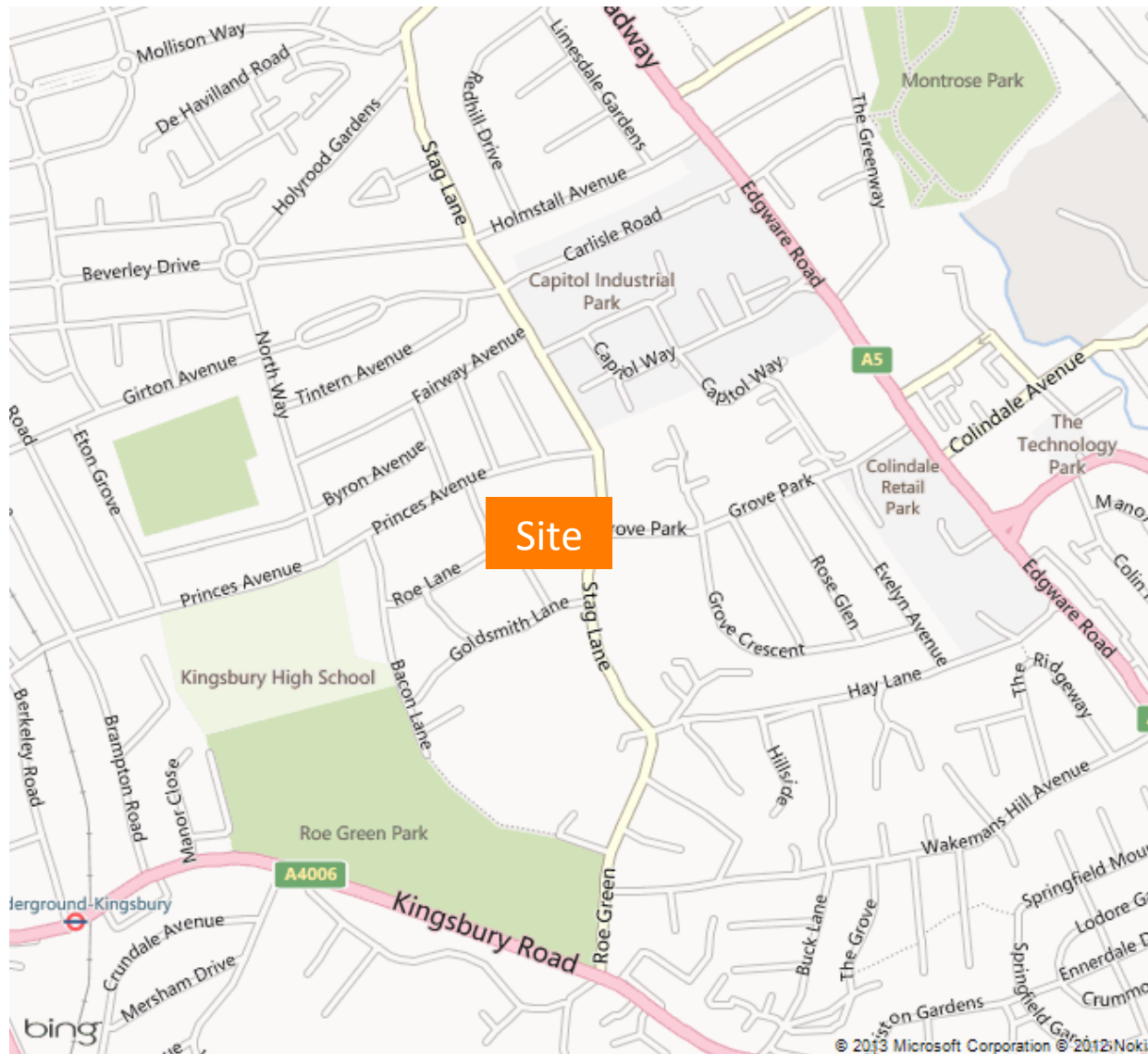


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International House 39 Great Windmill Street London W1D 7LX



## LOCATION



The Property is located in a prominent position on Stag Lane opposite the junction with Grove Park.

Directly opposite the property is a new Village School development currently under construction which once complete will accommodate 235 children and 205 staff.

The location benefits from good traffic flows, and a bus stop adjacent to the building.

There are office tenants located in nearby Capitol Park, and an additional school to the south on Stag Lane.

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# TERMS

## THE PROPERTY

The property comprises a ground floor shop with the following approximate net internal floor area:

**Ground Floor:**                      **2,400 sq ft**      **223 m<sup>2</sup>**

## USE

The property currently possesses A1 use, however could be used for a variety of other uses such as retail, office or restaurant within classes A1, A2, A3, subject to planning.

Our Client would also consider take away use (A5) subject to planning or nursery use, or use as a dental or veterinary surgery.

## TERMS

The property is available on a new lease for a term to be agreed.

## RENT

**£35,000 pax**

## BUSINESS RATES

The property is under refurbishment and is yet to be re rated for business rates purposes.

Interested parties are advised confirm these figures with the Local Authority.

## COSTS

Each party to bear their own legal and professionals costs incurred with any letting.

## CONTACT

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SUBJECT TO CONTRACT  
Updated FEBRUARY 2013

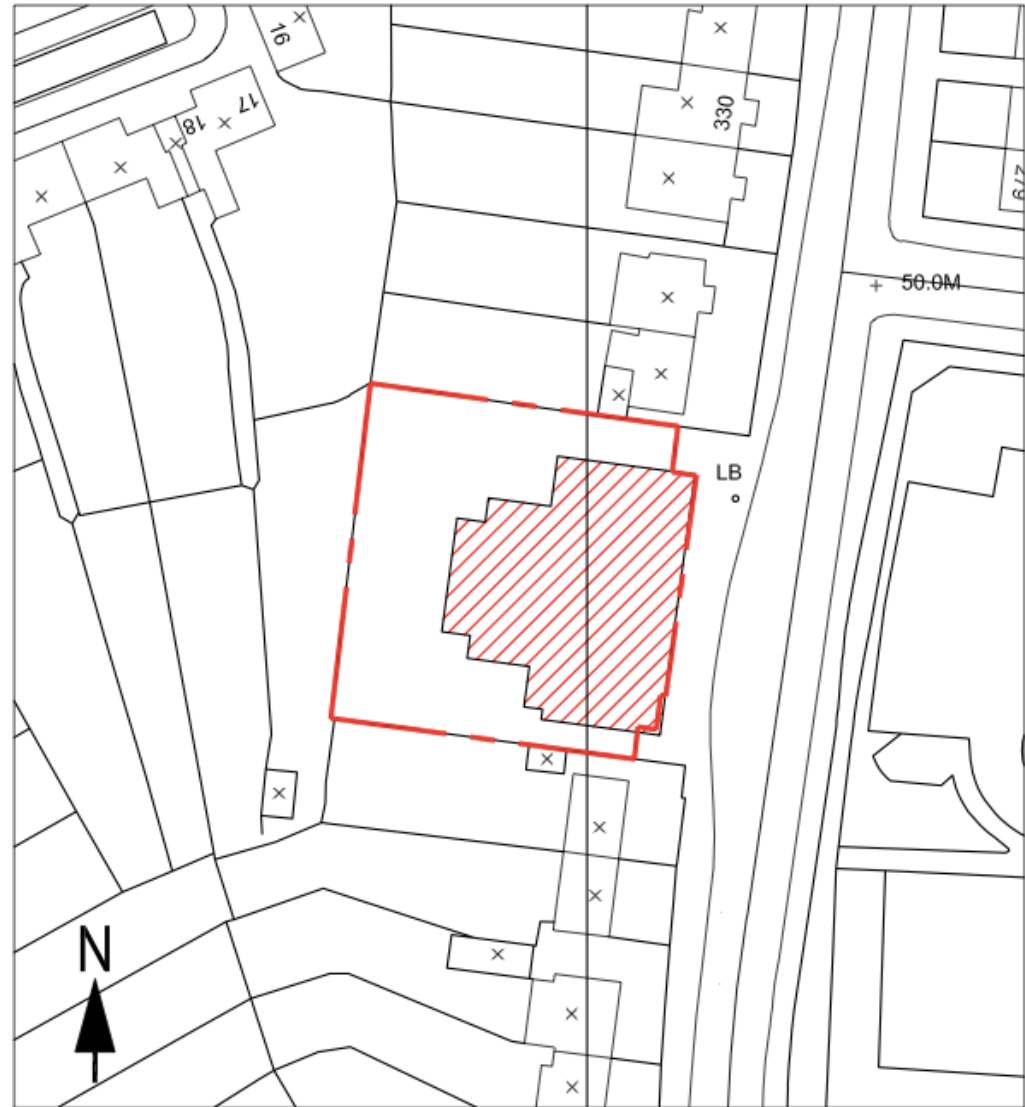
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## FLOOR PLAN & EPC

Floor Plan and EPC available on request



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