

**Shop To Let (A1/A2 Retail)**  
**Ground Floor 140/142 Northfields Avenue, Northfields**  
**London W13 9SB**

Accommodation

A double fronted retail shop on the ground floor.

Floor Areas

Ground Floor Sales                      1,011 sq ft (93.94 sq m)

Lease

Our clients hold a Full Repairing and Insuring Lease until 25 October 2016 at a rent of £27,500 per annum exclusive of rates, service charge, and VAT if applicable.

The lease is available subject to contract for assignment or alternatively a new sub-lease can be granted for a term up to 25 October 2016. Any sub-lease would be contracted out of the Landlord & Tenant Act 1954. A rent review is due on 26 October 2011.

Business Rates

The 2005 Rateable Value is £23,500 and the rates liability for 2008/2009 therefore £10,857. We have an outstanding appeal against this level of assessment.

Legal Costs

The incoming tenant to be responsible for the landlord's legal costs.

For further details / viewings, please contact sole agents:

JonesNorrisAdams  
23 Barrett Street  
St Christopher's Place  
London W1U 1BF

Tel     0207 491 0207

Disclaimer

JonesNorrisAdams for themselves and for the lessors of this property, whose agents they are, give notice that:

1. These particulars are set out as a general guidance only and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and areas and details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but should satisfy themselves about all particulars of the property.
3. No person from JonesNorrisAdams has any authority to make or give any warranty or representation in respect of the property.
4. JonesNorrisAdams have not made any investigations of any issues concerning pollution and potential land, building, air and water contamination. Potential lessees must make their own enquiries in this regard.