

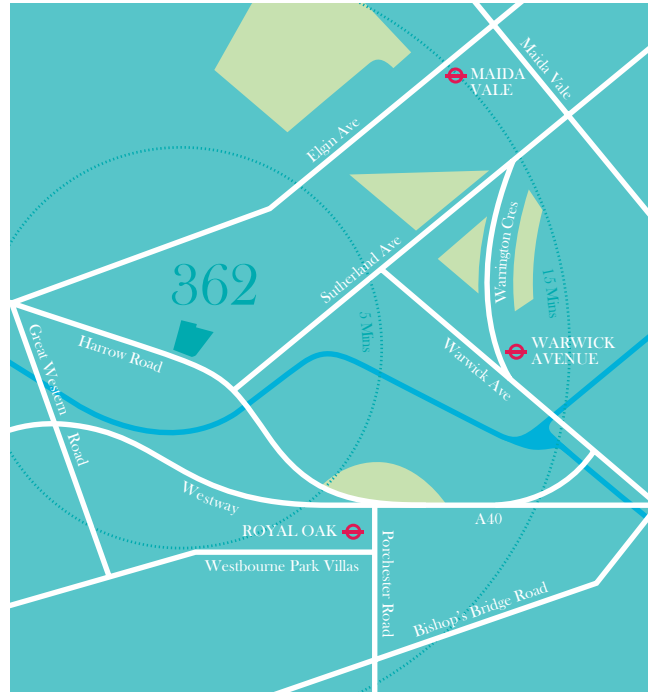
A1/A2/A3 OPPORTUNITY TO LET

Former Neeld Arms
362 Harrow Road
Maida Vale W9



LOCATION

The property is situated in a very prominent corner position on the busy Harrow Road at the junction with Maryland Road. With Maida Vale and Warwick Avenue tube stations nearby, average house prices in Maida Vale W9 for 3 bed properties now exceed £1Million. The BBC Maida Vale Studios, home of the BBC Symphony Orchestra are also nearby.

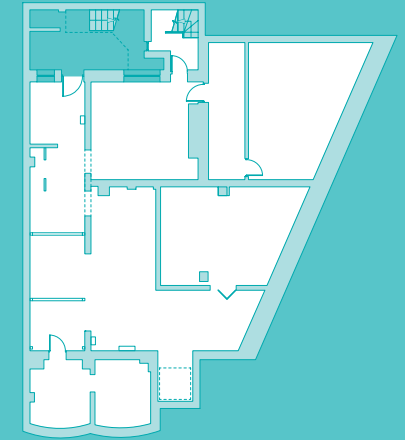
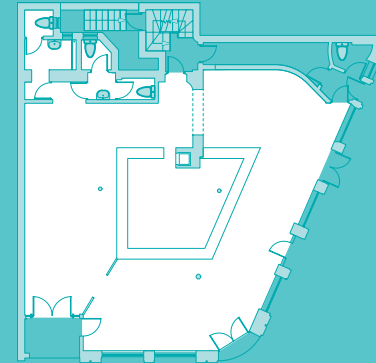


DESCRIPTION

Following completion of the residential extension above, the premises will comprise Ground and Lower Ground Floors. NB Subject to verification on site

Ground Floor Sales c 1,400 Sq Ft

Lower Ground Storage c 1,600 Sq Ft



Indicative floor plan. Not to scale.



TERMS

A new full repairing and insuring lease is available on terms to be agreed, rent on application.

PLANNING

We understand that the premises have an existing A3 consent, A1 & A2 uses may be acceptable STPP.

RATES

The premises have yet to be separately assessed, interested parties should therefore make their own enquiries of the Local Rating Authority.

INSPECTIONS

Via sole agents Metrus.



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