

## RETAIL LEASE FOR SALE

**2,312 SQ FT GROUND AND BASEMENT**

**79 EDGWARE ROAD, LONDON, W2 2HZ**



**Location:**

The subject premises is situated in a prominent corner location in the heart of Edgware Road at its junction with Kendal Street opposite Regent House which comprises 12,500 sq. ft of new retail and leisure space.

Nearby occupiers include various well-known local and national retailers, restaurants and cafes.

**Description:**

The premises comprise a former banking hall on ground and basement with frontages to Edgware Road and Kendal Street.

<b>Accommodation:</b>	Sq.Ft	Sq.M
Ground	1,212	112.65
Basement	1,100	102.23
Total	2,312	214.88

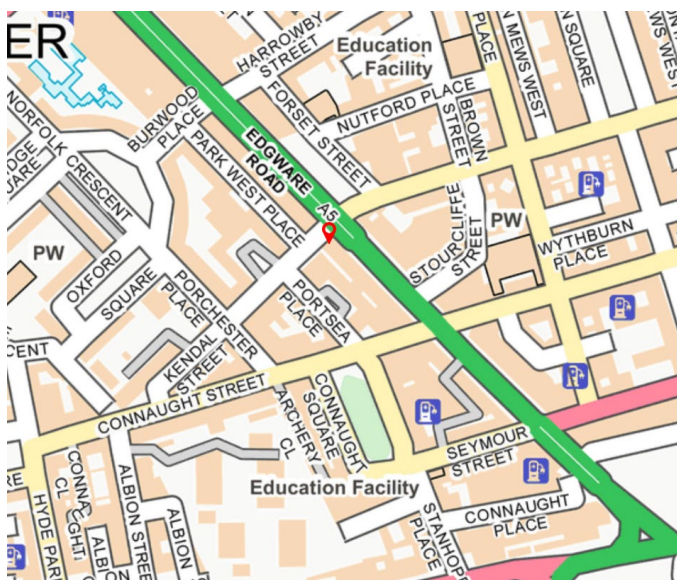
**Tenure:** The property is available by way of an assignment of the existing lease for a term of 99 years from 25<sup>th</sup> March 1938 expiring on 25<sup>th</sup> March 2037 at a current rent of **£950 per annum**.

**Pemium** A premium of £450,000 subject to contract is required for the benefit of the existing leasehold interest.

**Rates:** Available upon application.

**EPC:** Certificate available upon request

**Legal Costs:** Each party is to bear their own legal costs.



Strictly by appointment through sole agents.

**Viewing:**

**Andrew Soning**  
**James Andrew International**  
**T:** 0207 224 4436  
**E:** [ams@jamesandrew.co.uk](mailto:ams@jamesandrew.co.uk)

**Briony Murray**  
**James Andrew International**  
**T:** 0207 224 4436  
**E:** [bam@jamesandrew.co.uk](mailto:bam@jamesandrew.co.uk)