

# MAIDA HILL MARKET

## 2-4 Elgin Avenue, London W9

**COMMERCIAL E CLASS PROPERTY TO LET**  
**FULLY FITTED MEDICAL CLINIC BUT ALL USES WILL BE CONSIDERED**



### DESCRIPTION & LOCATION

The subject property comprises the ground and part basement of a highly prominent corner building at the junction of Elgin Avenue and Harrow Road overlooking Maida Hill Market.

The location is within easy access with fantastic public transport links via Westbourne Park, Royal Oak, Ladbroke Grove and Maida Vale stations. Notting Hill and Portobello Road are within a few minutes walk.

Immediate retail occupiers close by are broad in their nature to include Toolstation, Sainsburys Local, Post Office, Leyland SDM and various medical clinics.

### ACCOMMODATION

The property is fully fitted as medical accommodation and provides the following approximate areas;

Ground Floor:	<b>131 sq ft</b>	<b>1,410 sq m</b>
First Floor:	<b>59.3 sq ft</b>	<b>638 sq m</b>

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed. All uses will be considered.

### RENT

Available upon request.

### SERVICE CHARGE

Budgeted to run at £1,784 for the year 2024/25.

### INSURANCE

To be confirmed.

### RATING

The property is being re-assessed for rates with the latest rateable value as follows:

Rateable Value 2023:	<b>£44,750</b>
UBR 2024/25:	<b>49.9p</b>
Estimated Rates Payable:	<b>£22,330</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

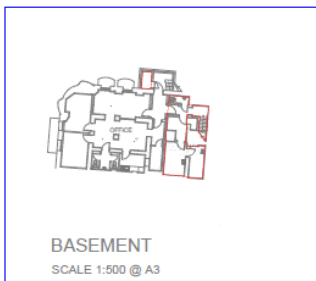
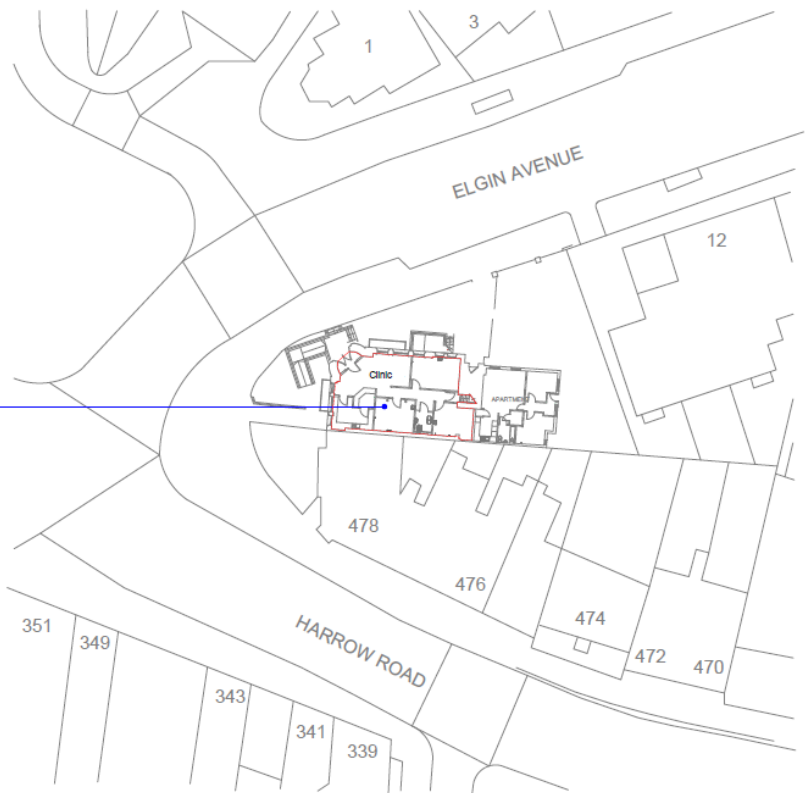
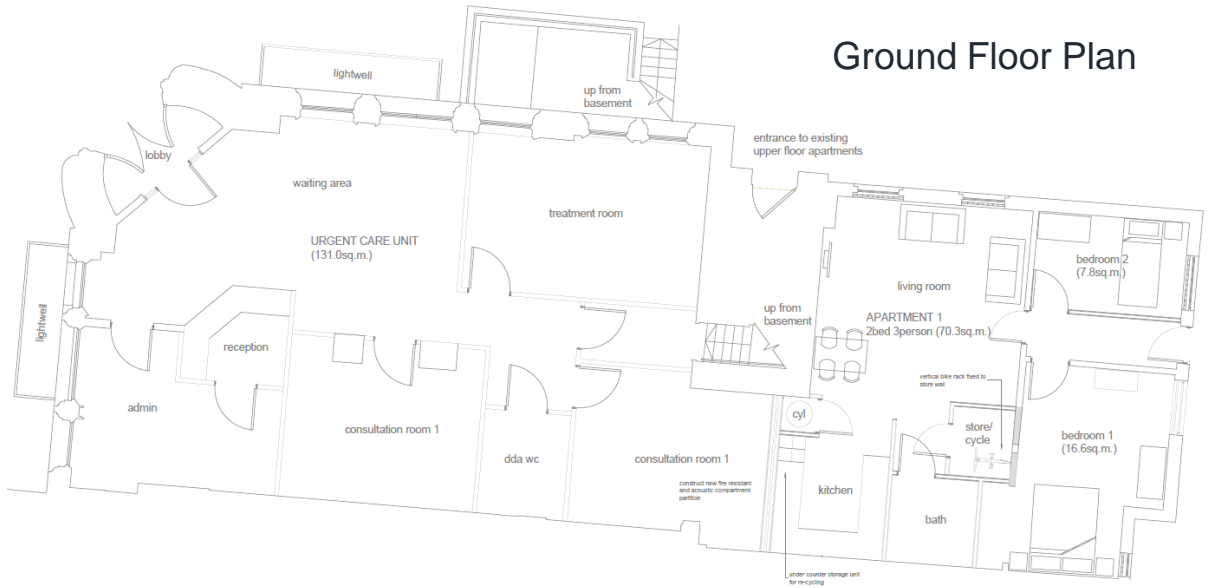
Each party shall be responsible for their own legal costs incurred in this transaction.

Date: January 2025

# MAIDA VALE

## 2-4 Elgin Avenue, London W9

### Ground Floor Plan

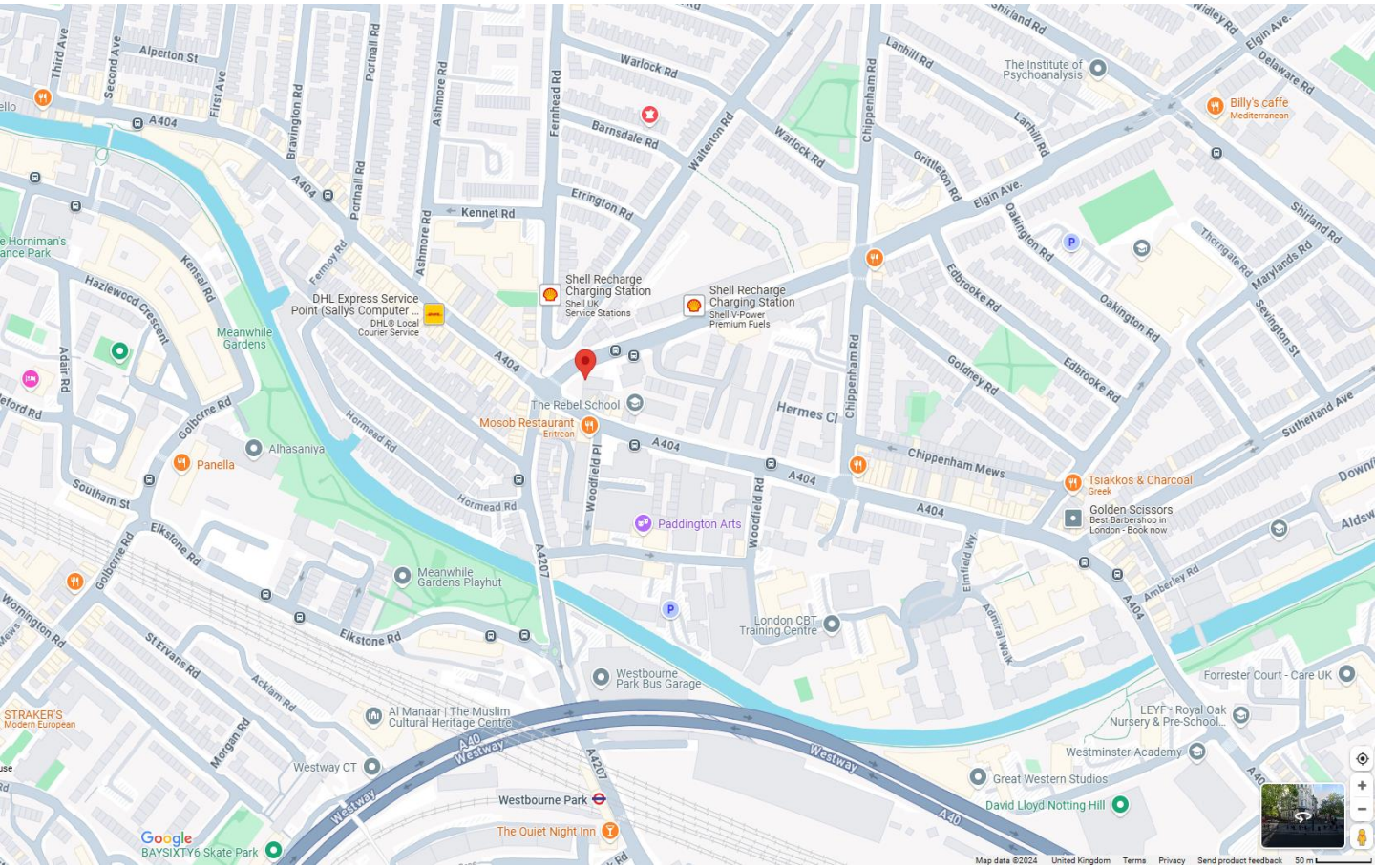


### Clinic Demise Plan

Date: January 2025

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For further information and to arrange a viewing, please contact:

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Date: January 2025