

# 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:	131 sq ft	1,410 sq m
First Floor:	59.3 sq ft	638 sq m

# 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:	£44,750
UBR 2024/25:	49.9p
Estimated Rates Payable:	£22,330

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

## EPC

Available on request.

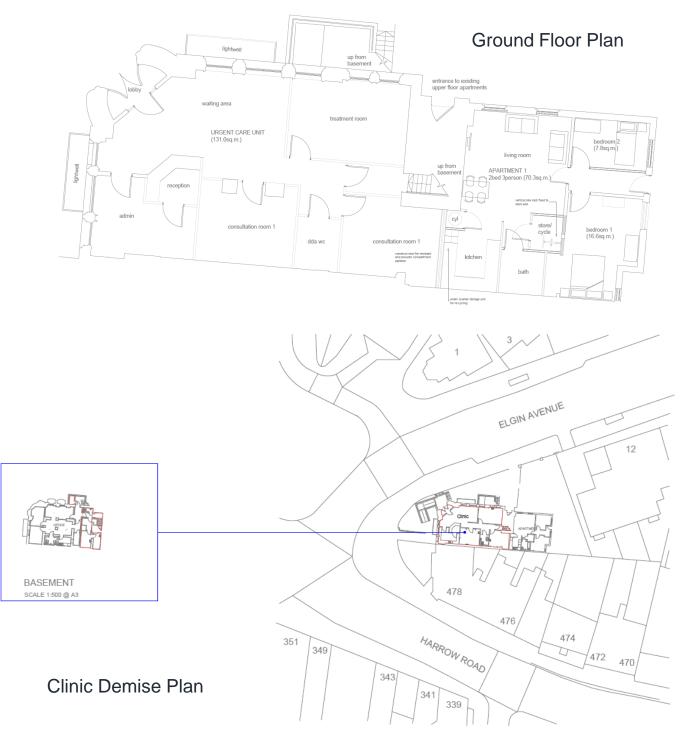
#### **LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred in this transaction. Date: January 2025

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general quiline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part d, an offer or contract: (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.



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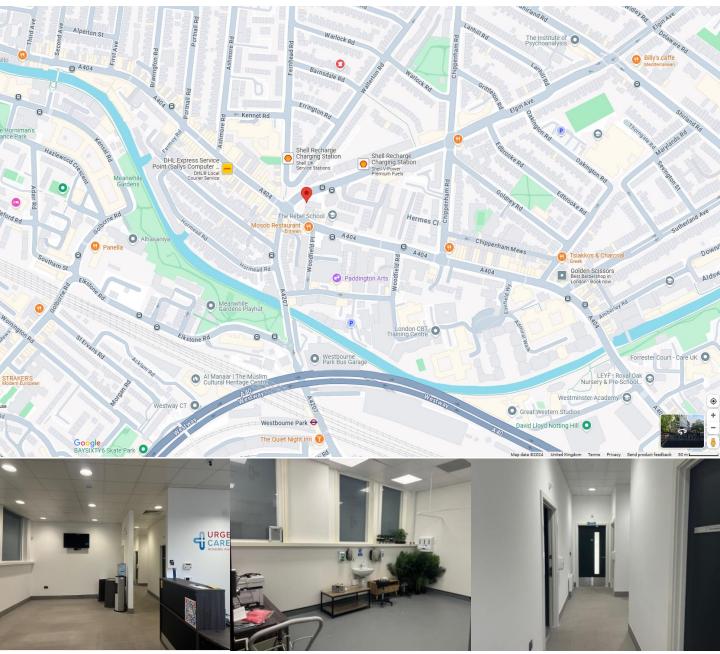
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4<sup>th</sup> Floor, 41-43 Maddox Street, London, W1S 2PD www.fmx.co.uk



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

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Date: January 2025

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