

417 Edgware Road, W2, London

PRIME SHOP – TO LET



LOCATION

The subject premises occupies a highly prominent corner on the western side of Edgware Road, in between Compton Street and Cuthbert Street. The premises sits underneath Westminster City Council's Parsons North development, which has delivered 60 new homes.

The premises are located opposite Aldi, surrounded by a vibrant mix of independent retailers, restaurants and cafes.

ACCOMMODATION

The subject premises encompasses 1,150 sq ft of versatile space, with the addition of outdoor seating and expansive glass frontage, complementing the dynamic footfall that Edgware Road has to offer.

Ground Floor - 1,150 sq ft

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RATING

TBC

EPC

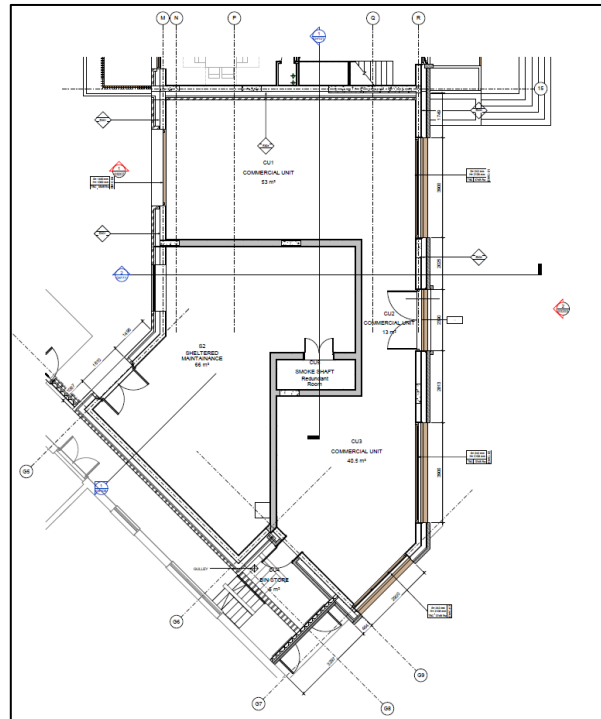
Available on request.

LEGAL COSTS

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

RENTAL

£55,000 pax



VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with the sole agents, FMX.

Henry Foreman

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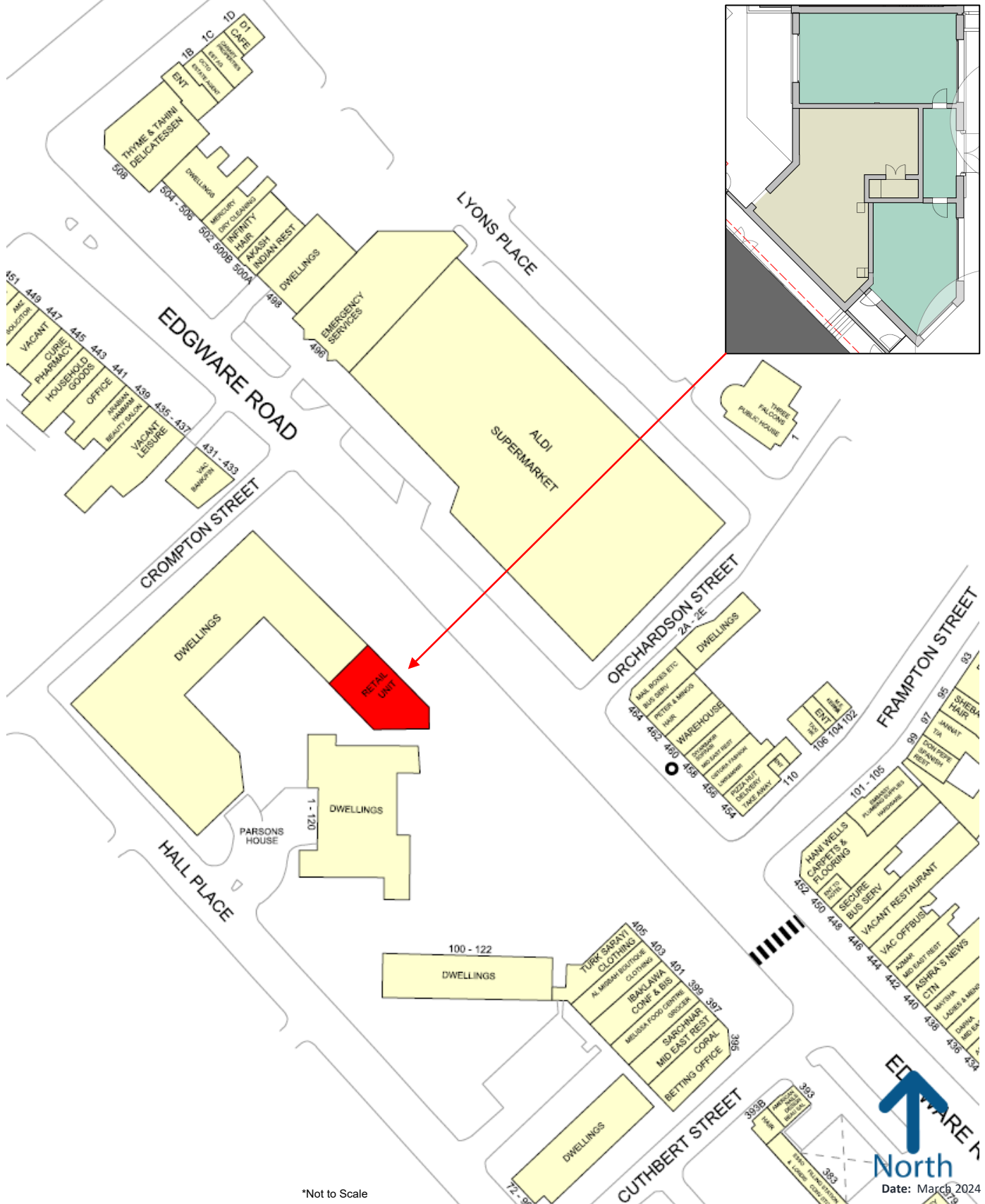
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Date: March 2024



*Not to Scale

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 outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, 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.