



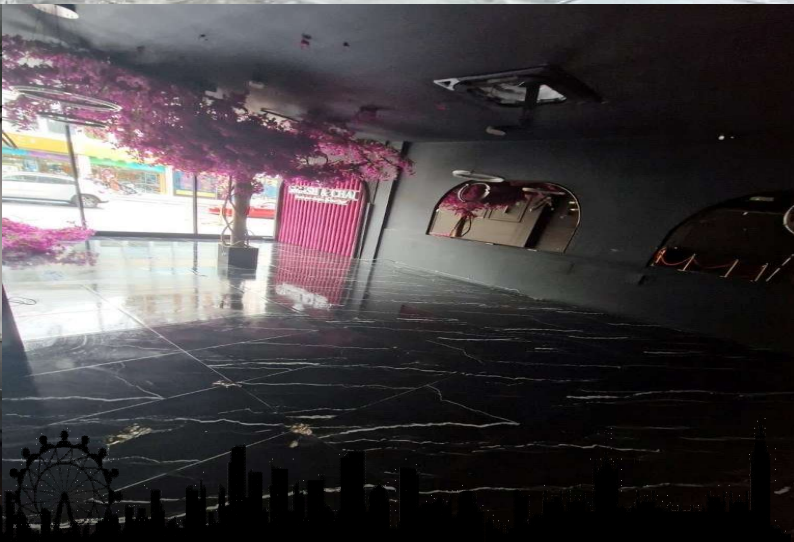
NEXT PROPERTY  
COMMERCIAL

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133-135 Edgware Road, Paddington, W2 2HR

Rare double fronted space available on Edgware Road, Paddington. The unit covers an area of 2,630 sq. ft approximately.

**Rent: £180,000 P.A.**

## Description

Rare double fronted space available on Edgware Road, Paddington. The unit covers an area of 2,630 sq. ft approximately.

Planning : The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard. Premises can be used as Restaurant, Retail, Office, Gym etc.

Rent: £180,000 P.A.

Recently Fitted out up to highest standard with full Kitchen extraction and gas.

No Premium.

Terms: Available on a New Lease for terms to be agreed

Size:

Ground floor : 1,500 sq ft,

Basement : 1,130 sqft

Total size: 2,630 sq. ft

Business Rates: To be assessed

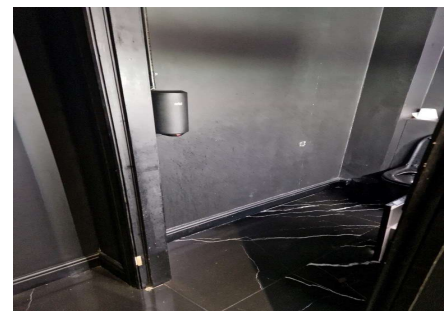
Legal Costs: Each party to be responsible for their own legal costs.

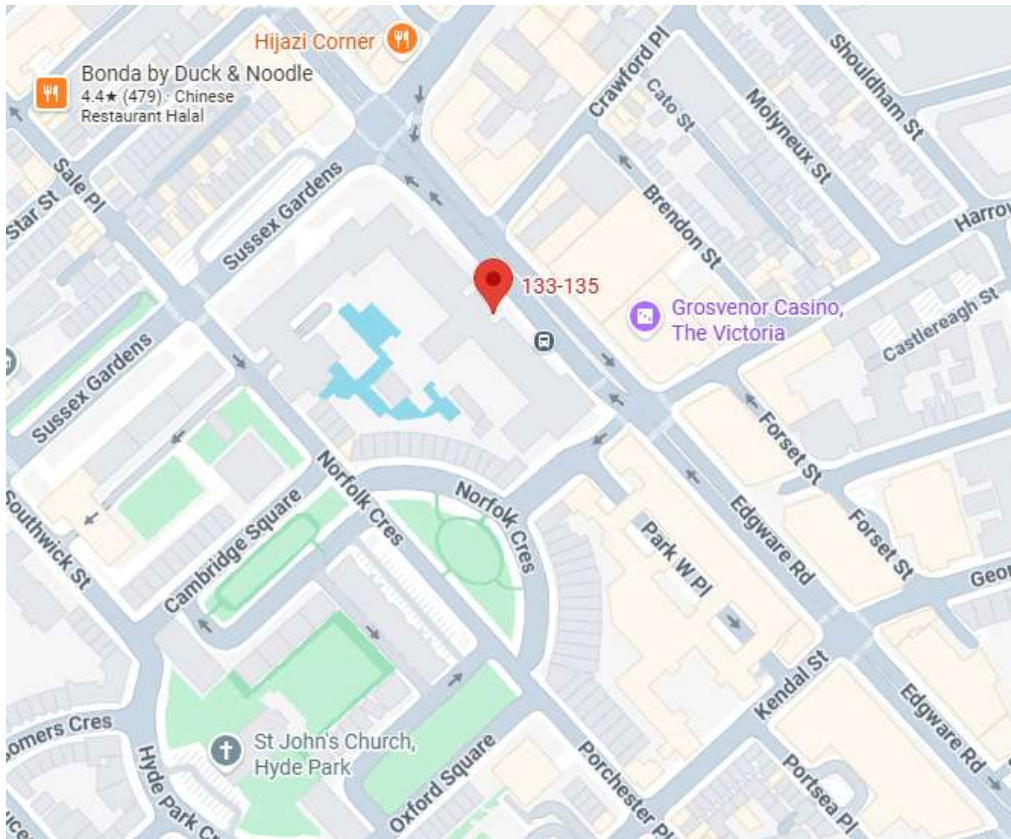
Viewing: By appointment through Sole Agents: Next Property 020 3745 7607

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contact, Next property have no authority to make any representation or give any warranty in relation to this property.





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