



ROGER PAINTER & CO

**Large Shop and Basement
With Useful Rear Garden
To Let
815 sq ft (75.8 sq m)**



**5 Mozart Street
London W10**

Location

The property occupies a mid-parade position on the southern side of Mozart Street, W10 which lies between Lancefield Street and Bravington Road and is just a short walk north of the Harrow Road. Shirland Road which leads to Maida Vale is very nearby.

Description

The premises comprise a ground floor shop with good ceiling height with additional rooms in the basement and with a substantial garden to the rear. The property could be suitable for a variety of retail/office uses and could be ideally places to take advantage of new property developments under construction close by.

Accommodation

Ground floor	460 sq. ft
Basement	355 sq. ft
Total	815 sq. ft

Amenities Include

- *Good natural light to ground floor
- *High ceilings
- *WC
- *Kitchenette area
- *Substantial Rear Garden

Tenure

Leasehold

Lease Terms

A new lease for a term by negotiation with both parties to contract out of the Security and Compensation Provisions of the Landlord & Tenant Act 1954 pt.2

Rent

£17,500 per annum

Rateable Value

£14,000 (Westminster City Council)

Rates Payable

£tba – expected to be in the region of £7000 (April 2020-April 2021)

NB We strongly recommend you verify the above Business Rates figures with the appropriate Council Department

Legal Costs

Each party is to bear their own legal costs

Viewing

Strictly by appointment with Roger Painter & Co on **0207 368 3336**



These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated