



# To let

Retail Unit  
65 Green Lanes, Northwood

Places  
for  
London

 The TfL Property Company

Northwood Underground station is located on the Metropolitan Line between Moor Park Underground station and Northwood Hills Underground station. Northwood is located within the London Borough of Hillingdon in the southwest of greater London. The local area has a mixed retail offering predominantly located on Green Lane, occupiers include Savills Estate Agents, Pizza Hut, Waitrose and a series of independent restaurants, cafes and health and beauty retailers.

## Zone 6

London Underground station

## 2.01million

Annual Station Footfall



#### Description:

65 Green Lane has a floor to ceiling glazed frontage with a single door. The unit is configured over ground and basement floors. The ground floor is one large room, the basement is split into two separate rooms. The unit is in a good condition

#### Unit Size:

Ground floor – 385 sq ft // 38.5 sq m

Basement – 311 sq ft // 31.1 sq m

**Total - 696 sq ft // 69.6 sq m**

#### Services:

Power, Water and Drainage

#### Usage:

Retail – Planning E consent

#### Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

#### Rent:

The rent payable to be £23,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

Each party is to be responsible for their own legal costs.

#### Offers:

Interested parties will be expected to provide a full business case with financials.

#### ALL ENQUIRIES:

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**CUSHMAN & WAKEFIELD**

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