



# To let

Retail Kiosk

Park Royal Kiosk in Ticket Hall



Park Royal is a London Underground station in northwest London, on the Uxbridge branch of the Piccadilly line. The station is in Travelcard Zone 3. Park Royal is home to Park Royal business park, the largest business park in London with approximately 500 food companies, employing more than 15,000 people.

The unit benefits from an internal frontage and external frontage which is located immediately adjacent to the station entrance. A variety of independent retailers and restaurateurs are situated nearby.

## Zone 3

# 1.43 million

Annual Station Footfall.



**Description:**

The kiosk is in a prominent position with a glazed frontage within the ticket hall and onto Hanger Green which is adjacent to the station entrance.

**Unit Size:**

Ground/Total 8.36 sq m / 90 sq ft

**Services:**

Power, water and drainage

**Use:**

Retail.

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

**Rent:**

The rent payable to be a £14,000 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 and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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