## To let

TANDOORI

Retail Unit Shop 3, Station Approach Chalfont & Latimer Station

P 8 am

Shop 3, located at Station Approach in Chalfont and Latimer station, is conveniently situated amongst a parade of retail shops. The station itself serves as a crucial junction for both the Metropolitan line and Chiltern Railways and is located in Buckinghamshire.

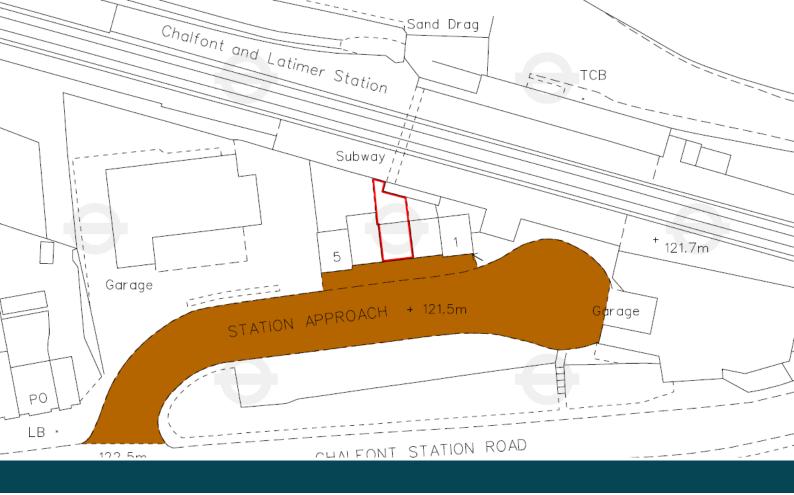
The surrounding area is residential with a minimal amount of retail, with other retailers such as a hairdresser, Indian and Chinese take away and a café. Places for London  $\Theta$  The TfL Property Company Litt

ALL DAY BREAKF

Zone 8

London Underground station

**1.3**million Annual Station Footfall



## Description:

Unit 3 is situated on the ground floor and is currently in a shell condition. It is located outside the station among a row of other retail units. Any incoming tenant will need to undertake a complete fit-out.

Unit Size:

Ground 310 sq ft (28.84 sq m)

Rear Yard 269 sq ft (25 sq m)

Services:

Power, Water & 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 £12,000 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:

Aziz Savage Aziz.savage@cushwake.com Victoria Davies Victoria.Davies@eur.cushwake.com





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.