



To let

Retail unit at 9 Station Approach,
Northwood, HA6 2XN



The Northwood Underground station is located on the Metropolitan Line between Moor Park Underground station and Northwood Hills Underground station and is within travel card Zone 6 of the Transport for London Network.

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.

The unit is currently partially fitted with partitioning on the ground and 1st floors and is ready for any incoming occupier to undertake their fit-out.

Zone 6

Central Line

2.04 million

Annual Station Footfall



Description:

The unit has a straightforward configuration arranged over ground and 1st floor. The unit is currently partially fitted.

Unit Size:

Ground	513 sq. ft. (48.30 sq. m.)
1st	409 sq. ft. (38.04 sq. m.)
Total	922 sq. ft. (86.34 sq. m.)

Services:

Power, Water & Drainage.

Usage:

Retail or Restaurant.

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be an agreed 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:

Victoria Davies
victoria.davies@eur.cushwake.com

William Alden
William.Alden@cushwake.com

