



To let

Retail Unit, 11 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. The station has an annual foot fall of 2.04 million passengers per year (2022).

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

2.0 million

Annual Station Footfall



Description:

The unit has a floor to ceiling glazed frontage with a door on the left-hand side and a designated area above for a branded banner to be installed. The unit's ground floor plan is made up of a main rectangular sales area and a storage area to the rear with a WC and further storage / office accommodation and WC on the 1st floor.

Unit Size:

Ground: 484 sq ft (45 sq m)
 1st Floor: 380 sq ft (35 sq m)
 Total: 844sq ft (78 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 a 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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