



TO LET – RETAIL UNIT

SUDBURY TOWN STATION, LONDON, HA0 2LA

To Let:

The unit is situated in an extremely prominent position within the station's ticket hall. The unit benefits from two concessions windows that front onto the station entrance and the city-bound platform waiting area. Both windows are secured by roller shutters.

Location:

Sudbury Town is a London Underground station on the Uxbridge branch of the Piccadilly line in the London Borough of Brent. The station is between Alperton and Sudbury Hill and is in Travelcard Zone 4. It is located on the border between the London Boroughs of Brent and Ealing, with its main entrance on Station Approach in Sudbury. The forecourt of the station is known as Station Crescent. The station serves Sudbury, which forms the western part of Wembley.

London Underground

Zone 4

1.38 million +

Annual Station Footfall

*2022



The TFL Property Company





Fashion | Accessories | Bags | Shoes | Hats | Scarfs | Clothes | Jewellery | Gloves | Watches | Coffee | Cards | Books | Home Accessories | Flowers | Food

Description:

The unit has a simple rectangular configuration. The unit is in good condition.

Unit Size:

Total - 67 sq. ft. (6.22 sq. m.)

Services:

- Power, Water & Drainage

Usage:

- Food and beverage
- Retail

Lease:

- 5-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.



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