



# 13 CLIFTON ROAD MAIDA VALE W9 1SZ

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*Corner Unit - E Class - Lease for Sale*



## LOCATION

Maida Vale is located in West London near Little Venice and is one of London's most affluent and densely populated residential areas. It has easy access to Central London via Warwick Avenue and Maida Vale stations via the Bakerloo line. Nearby retailers include Gails, Tesco, Caffè Nero, as well as independent boutiques and cafés.

## DESCRIPTION

The shop is suitable for a variety of uses, however it is currently configured as a café with 16 covers, benefitting from a spacious kitchen, coffee bar and external seating.

## ACCOMMODATION

The property is arranged over ground floor and basement with the following approximate areas:-

	Size Sq.m	Size Sq.ft
Ground Floor	50.30	541
Basement	32.30	348





**13 CLIFTON ROAD**  
**MAIDA VALE**  
W9 1SZ

Retail Opportunity  
**LEASE FOR SALE**

## LEASE

Held on a 10-year FRI lease from 22 September 2021, with the lease due to expire 21 September 2031, held inside the Landlord and Tenant Act 1954.

## RENT

The current rent is £75,000 per annum exclusive.

## TERMS

Offers invited for a lease assignment.

## RATES

The VOA website shows an entry in the current Rating List of £49,250.

For rates payable please refer to the Local Charging Authority, Westminster City Council - 020 7641 7929.

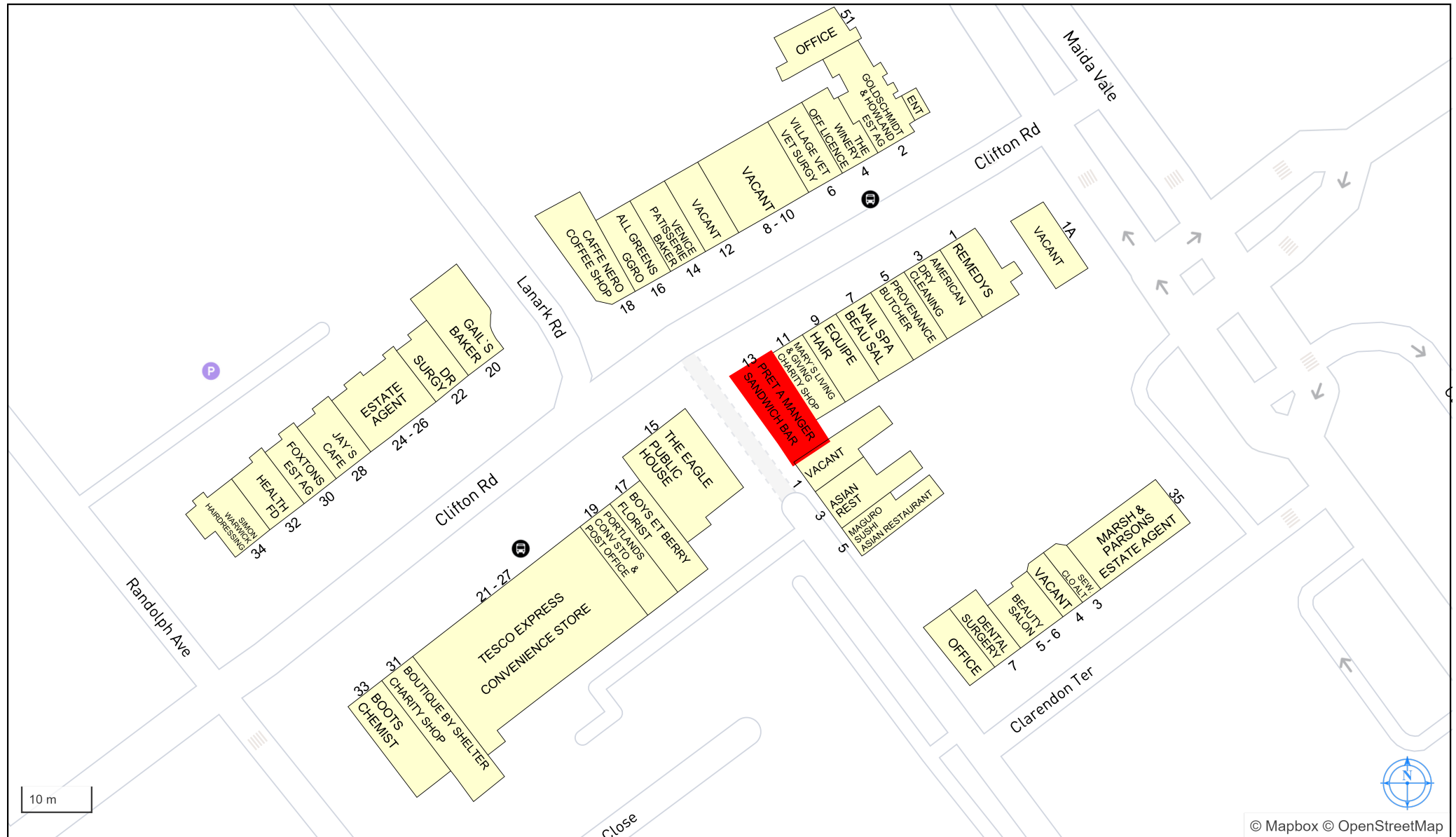
## EPC

Further details available upon request. D 77.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.





# CONTACT

GET IN TOUCH

**Anthony Appleby**

07801 138136

[anthony.appleby@brasierfreeth.com](mailto:anthony.appleby@brasierfreeth.com)

***Daniel Levitan***

07548 098880

[aniel.levitan@brasierfreeth.com](mailto:aniel.levitan@brasierfreeth.com)

***Brasier Freeth LLP***

[enquiries@brasierfreeth.com](mailto:enquiries@brasierfreeth.com)

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