



DANGERFIELD  
PROPERTY

## **LOCK UP SHOP TO LET (CLASS E USE)**

**910 SQFT (84.6 m<sup>2</sup>)**

**173 BRAMLEY ROAD, OAKWOOD, LONDON N14 4XA**



### **Location:**

The property is located in a busy main road position on the southern side of Bramley Road, opposite Trent Park Golf & Country Club and less than 100 metres east of Oakwood (Piccadilly Line) Underground Station. Local occupiers include a wide range of retailers, restaurants and other businesses, serving the densely populated local residential area.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property 020 8886 7449

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131  
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX



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**Description:**

The property comprises a mid-parade shop, in good condition internally with a modern fully glazed frontage and electric security shutters.. A service road to the front provides customer parking (restrictions 2pm-3pm) with another at the rear for deliveries. ( A detached rear garage/store is available by separate negotiation).

The property has Class E use, which makes it suitable for a variety of occupiers including retail, offices, day nursery, medical/health services and gym/fitness.



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### **Floor Areas:**

All floor areas are approximate only:-

Gross Frontage	18'4	(5.6 m)
Internal Width	17'4	(5.3 m)
Built Depth	52'2'	(16.5 m)
Ground floor		
<b>TOTAL FLOOR AREA</b>	<b>910 sqft</b>	<b>(84.6 m<sup>2</sup>)</b>
(Detached rear garage	200 sqft	(18.6 m <sup>2</sup> ))

### **Terms:**

A new full repairing and insuring lease will be granted for a term by arrangement subject to periodic upward only rent reviews.

### **Rent:**

£29,500 per annum exclusive.

### **Rateable value:**

We understand the property has a rateable value of £23,500. Interested parties are advised to make their own enquiries to [www.voa.gov.uk](http://www.voa.gov.uk)

### **Energy Performance Certificate (EPC):**

C - 67

### **Viewing**

Strictly by appointment with Sole Agents, Dangerfield Property  
Contact: Jeremy Dangerfield  
020 8886 7449  
07775 625 674  
[jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)

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