

399 Edgware Road, London NW9
Oriental & Far Eastern Retail & Restaurant Opportunity
3 units from 969 sq ft - 6598 sq ft



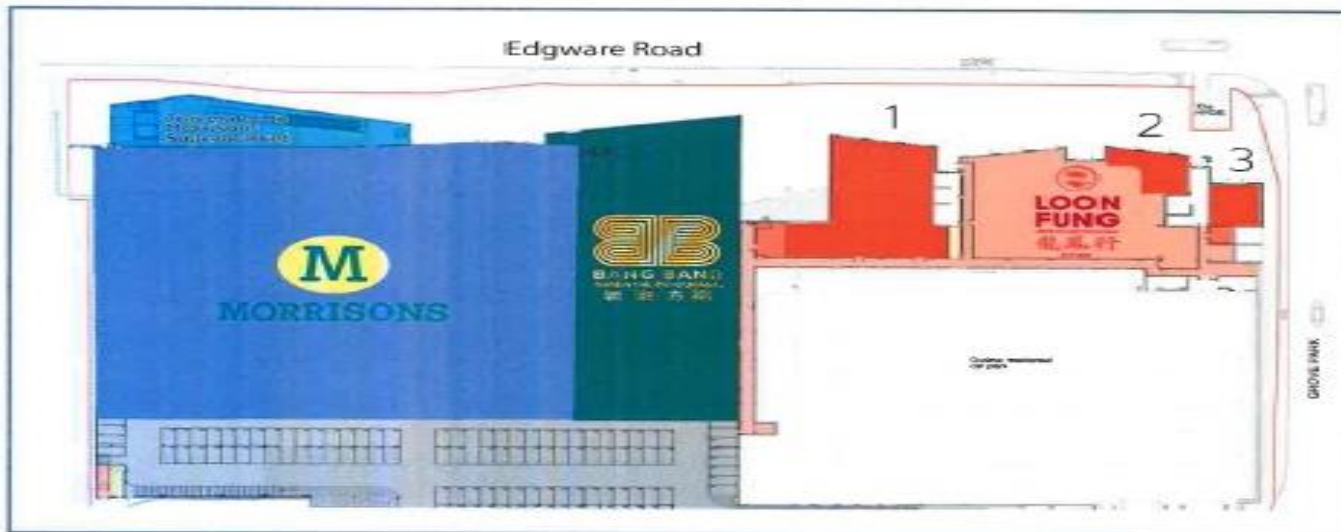
A unique opportunity adjacent to Morrisons, Loon Fung, Bang Bang Oriental Food Hall

LOCATION:

Situated on the Edgware Road (A5), Colindale. Colindale is undergoing a regeneration and transformation with numerous developments underway and completed and a new wave of occupiers and residents are coming to the area. Colindale Underground Station (Northern Line) is a short walk away and the M1 Motorway (Junction 1) is approximately 2 miles to the South of the premises. The A5 Edgware Road connects directly to Central London at Marble Arch.

DESCRIPTION:

Comprising 3 newly constructed units which are finished to shell and core condition with shop fronts installed and ready for fitting out and occupation. The units are situated on a site formerly known as "Oriental City" and occupation is restricted by way of a S106 to **Oriental and Far Eastern occupiers only**. The premises are thought suitable for a variety of uses, subject to the necessary consents. The premises have a large deep forecourt between the shop fronts and Edgware Road. The location has numerous oriental tenants and operators already and thus has a "special catchment".



USES KEY	
Blue	Morrisons
Green	Restaurant & Food Court
Red	Grocery
Red	Vacant

LOCATION 场地	SIZE 尺寸
Unit 1	6598 sq. ft
Unit 2	1190 sq. ft
Unit 3	969 sq. ft

PERMITTED USES INCLUDE:

- A1 Retail
- A3/A4/A5 Restaurant (eg sit down, hot food, take away, bars)
- B1 Office/A2 Financial Services (eg. banking, insurance)
- D1 Community Use

LEASE TERMS:

The premises are available by way of new full repairing and insuring leases for a term to be agreed.

QUOTING RENT:

£30 per sq ft

ALL ENQUIRIES VIA SOLE AGENTS:



Adrian Cole
abc@claridges-commercial.co.uk
020 8559 1122