

**61 Fairbanks Court
Atlip Road,
Alperton
HA0 4GJ**



**Ground Floor Commercial Suite
To Let
About to Undergo Refurbishment**

3,500 Sq. Ft (325.16 Sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location

61 Fairbanks Court is located on Atlip Road just off Ealing Road in the centre of Alperton within close proximity to the Hanger Lane gyratory system. This provides direct access to Central London via the A40 and connections to the other major communication links including M40, M25, M4 and M1 via the North Circular A406. Rail services are available within walking distance from Alperton Underground Station (Piccadilly Line) which provides easy access to Central London. Numerous bus services serve the area.

The centre of Alperton is within a few minutes' walk providing numerous retail and restaurant facilities.

The property has excellent views across The Grand Union Canal

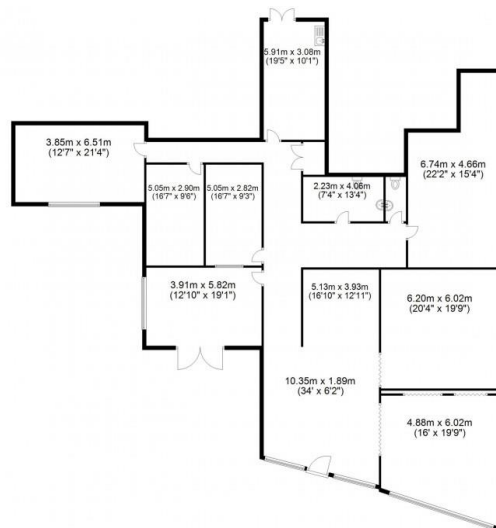
Description

The property which is about to undergo refurbishment, consists of part commercial on ground floor and residential on all the upper floors.

The unit is currently being used as a clinic and has been fitted out to a very high standard. There are seven treatment areas as well as a staffroom and reception. The unit has its own private terrace area overlooking the canal.

The accommodation provides the following approximate net internal floor areas:

Floor	SQFT	SQM
Ground	3,500	325.16



Amenities

- Outdoor terrace
- Canal views
- Timber floors
- Comfort cooling and heating
- 4 car spaces
- Kitchen
- Spot lighting
- Bi-fold partitions
- Male and female WCs
- DDA compliant WCs

Terms

By way of a new lease on terms to be agreed.

Rent

Upon application.



Planning

There is a mixture of planning uses available including A1, A2, A3, B1, D1 and D2. This will shortly come under Use class E.

Business Rates

We are advised that the suite has a rateable value of £61,000 which would give rates payable from 1 April 2023 of £31,232. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Service Charge

The service charge is currently £7,000 per annum. This figure is to be reassessed.

EPC

Upon application.

Legal Costs

Each party to cover their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewings

For further information please contact:

Niall Christian

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Subject to Contract January 2023

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