

RETAIL

PROMINENT CORNER UNIT TO LET 12 LINDI AVENUE, WA4 2SJ

(FORMER SURGERY)

Allocated parking for up to 3 cars
Busy established mixed use parade



For indicative purpose only.

LOCATION

Situated on the corner of an established retail and residential location. Formerly a GP surgery the property currently benefits from Class E consent but would be suitable for a variety of uses STP.

SIZE

The property is arranged over ground floor only

Ground Floor 621 sq ft

LEASE

The unit is available on a new effectively Internal Repairing and Insuring lease for a term to be agreed.

RENT

£15,000 per annum exclusive.

BUSINESS RATES

2026/27 Rateable Value	£7,100 pa
UBR	39.2 (2026)
Rates Payable	£2,784 pa

Prospective tenants to confirm these figures with the Local Authority.

EPC

EPC available upon request.

AML

In accordance with anti money laundering regulations any prospective tenant is to provide two forms of ID and confirmation of the source of funds will be required.

CONTACT

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Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

DECLARATION In accordance with s21 of Estate Agents Act, we declare that a Director(s) of McKinnon Nelson has a personal interest in this property.