

Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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COMMERCIAL (EPC RATING: )

SHIRLAND ROAD, MAIDA VALE, W9 3JE

£36,000



# 0 Bedroom Commercial located in Maida Vale

A ground floor retail unit with basement and garden, situated on busy Shirland Road in Maida Vale. The property requires refurbishment and will need investment from the incoming tenant, offering an excellent opportunity to create a space tailored to specific business needs.

The shop benefits from a visible frontage with steady passing trade, a basement for additional storage or workspace, and access to a private rear garden. A rent-free period is available, subject to terms, to allow tenants to carry out repairs and improvements.

Well positioned in a vibrant residential and commercial area, the property is suitable for a range of uses (subject to necessary consents) and enjoys excellent transport connections, including Maida Vale and Warwick Avenue Underground stations nearby.

