

TO LET: RETAIL UNIT, NW10 4NS



GROUND FLOOR RETAIL USE

1,873 sq ft (174 sqm)

67 High Street
Harlesden
London
NW10 4NS

Location

The property is located on High Street, a mixed-use street in the centre of Harlesden, on the junction of Acton Lane. It's a seven-minute walk from Willesden Junction which has direct lines to central London via the Bakerloo line and Overground services. Nearby shops include, Holland & Barret, Ladbrokes and Iceland.

Description

The property comprises of a ground floor retail unit with a return frontage. Internally the property is an open shop floor, with a stock room to the rear of the property. Toilets, kitchen and additional stock room found on the first floor.

Term

A new full repairing and insuring lease if offered directly from the freeholder. Length of lease is open to negotiation.

Rent

£45,000 per annum exclusive.

Accommodation

We have calculated the floor area on a net internal basis to be:

	SQ FT	SQM
Ground floor	1,873	174

Amenities

- Kitchen
- A/C
- Fire alarm
- Security system
- WC

The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Business Rates

Rateable value is £36,250. Rates payable will be in the order of £18,089 per annum.

Energy Performance Certificate (EPC)

This property has an Energy Performance Asset rating of B46.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in a transaction.

Viewing

Viewings are strictly by appointment only. Please contact Aston Rose.

Use - Important Notice

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use. The Landlord is not obliged to accept any of these uses.

Contact

Tim Richards T: 020 7409 9447
E: timrichards@astonrose.co.uk

James Hutton T: 020 7079 1941
E: jameshutton@astonrose.co.uk

Tom Newey T: 020 7079 1949
E: tomnewey@astonrose.co.uk