

London NW10 - 153 High Road, Willesden NW10 2SG
Corner Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Corner Retail Shop to Rent



Property Features:

- Comprises prominent corner ground floor shop
- Benefits from triple glass frontage and large basement
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within 10 min walk from Willesden Green Underground station, with occupiers nearby include restaurants, beauty salon, café's, pharmacy and convenience store, amongst many more.

Property Description:

Comprises corner ground floor shop with ancillary accommodation at basement. The shop has single frontage on High Road and double frontage on Gowan Road, providing great retail exposure, providing the following accommodation and dimensions:

Ground Floor Shop: 67 sq m (721 sq ft)

Open plan retail, storage, wc

Basement: 46 sq m (495 sq ft)

open plan storage

Total GIA: 113 sq m (1,216 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 per week (PCM: £2,083.33)

Deposit: £6,250 (3 Months)

Rateable Value:

Rateable Value - £23,750 p.a.

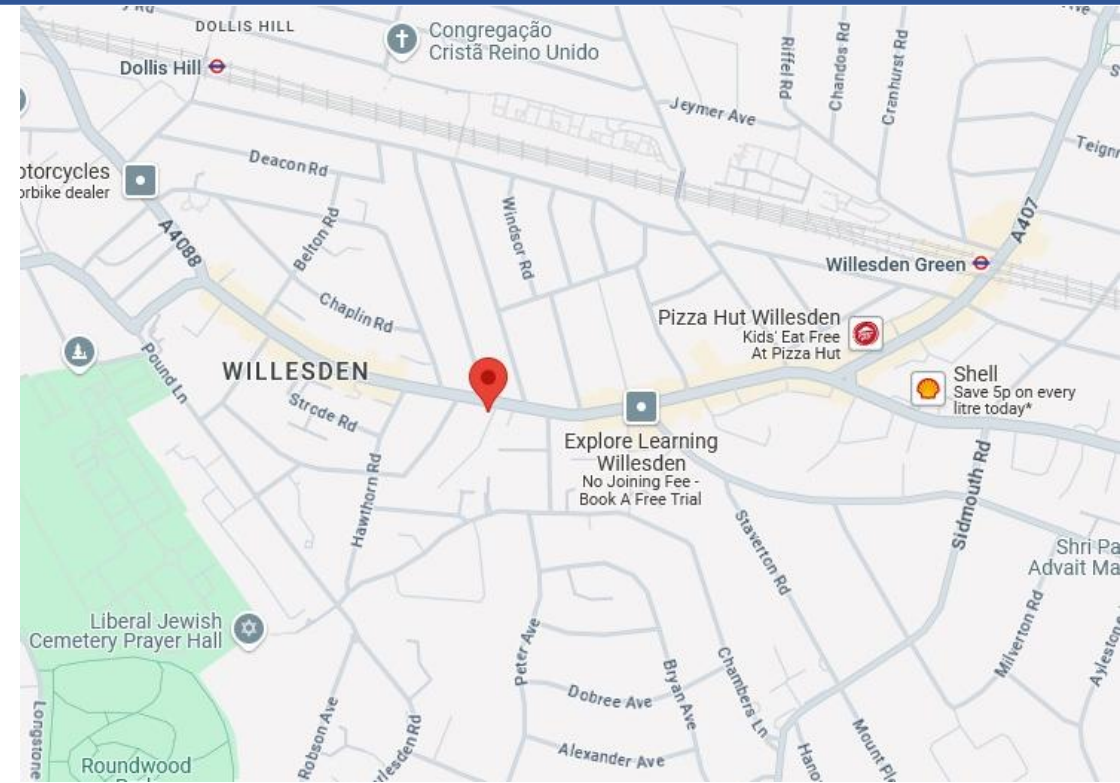
Rates Payable - £12,100 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Willesden is a densely populated suburb located some 5 miles north-west of Central London. The area enjoys good communications, being adjacent to the North Circular (A406) and having underground services at Dollis Hill and Willesden Green (Jubilee Line). The property is situated on the junction of High Road and Gowan Road. Willesden Green underground station is approximately 0.5 miles to the east of the property. Retail occupiers nearby include restaurants, pharmacy, café's, beauty salon, convenience store and more.



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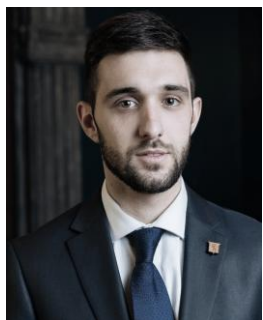


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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