



Prominent Commercial E use class premises - To Let Suitable for Retail / Office / Medical / D2

1 HIGH ROAD

Willesden, NW10 2TE

Retail

TO LET

693 sq ft

(64.38 sq m)

- Prominent Willesden location
- Good condition throughout
- New E Class and suitable for a wide range of uses (not food)
- New lease available
- W/C
- Kitchenette
- Basement with 6.25 ft ceiling height

1 High Road, Willesden, London, NW10 2TE

Summary

| | |
|----------------|---------------------|
| Available Size | 693 sq ft |
| Rent | £22,500 per annum |
| Rates Payable | £8,732.50 per annum |
| Rateable Value | £17,500 |
| VAT | Not applicable |
| EPC Rating | D |

Description

1 High Road Willesden is a prominent retail / office / medical / premises benefiting from the Governments new E Use Classification.

The property is arranged over open plan ground and lower ground floors with excellent natural light. The property benefits from air conditioning, good decoration throughout, carpets, glazed partitions, W/C and a new kitchenette.

A number of uses under the new E Class will be considered however no restaurant or cafe uses will be allowed.

Accommodation

The accommodation comprises of the following

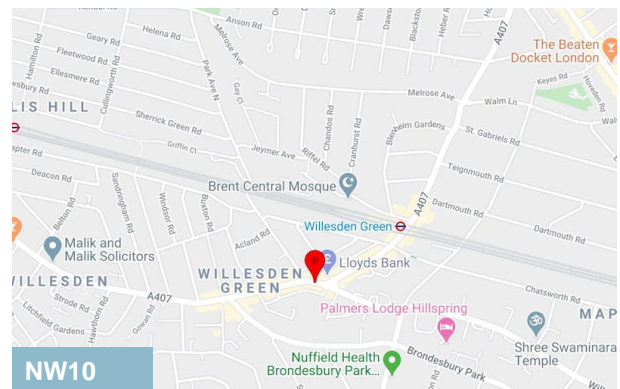
| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 370 | 34.37 | Available |
| Lower Ground | 323 | 30.01 | Available |
| Basement | 224 | 20.81 | Available |
| Total | 917 | 85.19 | |

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

A new lease Outside the Landlord and Tenant Act for a term by arrangement.



Viewing & Further Information



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