



Prime Retail Unit To Rent in Kensal Rise

95 CHAMBERLAYNE ROAD

NW10 3ND

Retail

TO LET

1,368 sq ft

(127.09 sq m)

- Arranged over ground and lower ground
- Great footfall
- Rear garden
- Opposite Kensal Rise Overground
- High ceilings
- Suitable for a wide range of businesses
- Available now

Summary

Available Size	1,368 sq ft
Rent	£37,500.00 per annum
Rates Payable	£13,513.50 per annum
Rateable Value	£24,750
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	684	63.55	Available
Basement	684	63.55	Available
Total	1,368	127.10	

Description

95 Chamberlayne Road is a stunning retail premises in a prominent location, in the heart of the affluent residential area of Kensal Rise. The ground and lower ground floors are mostly open plan with tiled flooring throughout, excellent natural light and great ceiling height. This retail unit is suitable for a wide range of businesses (STPP).

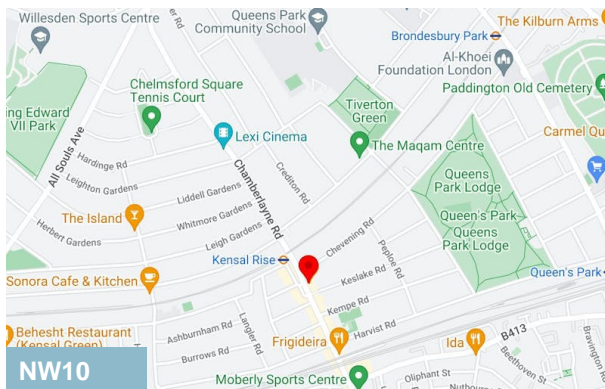
Internally the premises have been fitted to a good standard and offers the following amenities.

Air conditioning, WC, kitchenette, 3 phase power, rear garden, alarm system, CCTV.

Location

Extremely well located on Chamberlayne Road opposite Kensal Rise Overground Station which provides excellent access to central and West London.

There are various artisan shops, cafes/restaurants and bars close by including Gail's and Tesco Express.



Viewing & Further Information



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