



## Prime Retail Space Available in the Heart of Harlesden High Street

### 3 BANK BUILDINGS

High Street, NW10 4LT

Retail

# TO LET

**744 sq ft**

(69.12 sq m)

- Excellent trading position
- Close to Harlesden Plaza Shopping Centre in the Heart of Harlesden High Street
- Commercial space recently refurbished to a high standard
- New Kitchen and W/C
- 297 sqft basement with good ceiling height
- Roller shutter

# 3 Bank Buildings, High Street, London, NW10 4LT

## Summary

<b>Available Size</b>	744 sq ft
<b>Rent</b>	£22,500.00 per annum
<b>Rates Payable</b>	£4,990 per annum
<b>Rateable Value</b>	£10,000
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

The premises are located in a first class trading position in the heart of this very busy shopping area, close to Specsavers, William Hill, KFC, Burger King and Superdrug.

The property has a frontage of 9' feet and a basement of 297 sqft which would be suitable for a number of E class and retail uses. The commercial space has recently been refurbished and the shop benefits from a new W/C, Kitchenette, flooring, lighting and full decoration.

## Location

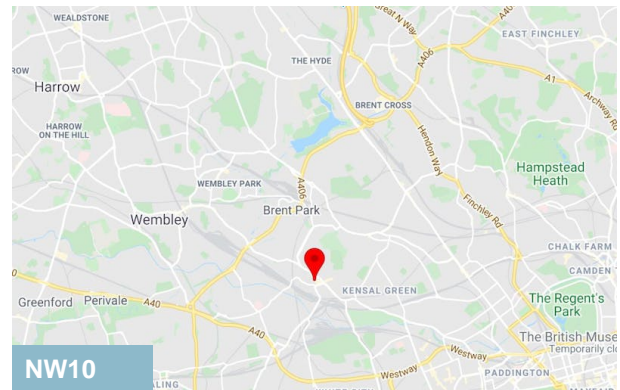
Harlesden is a busy North London Centre within the London Borough of Brent. It benefits from a diverse local population and good transport links via the Bakerloo and London Overground Network.

The shop is located in a prime position on the pedestrianised zone of High Street Harlesden, with a mixture of neighbouring national retailers including Specsavers, William Hill, KFC, Poundland and Superdrug. There is also a wide range of local occupiers, providing services including cafe's, restaurants and retail.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - 3 Bank Buildings	342	31.77	Available
Basement - 3 Bank Buildings	402	37.35	Available
<b>Total</b>	<b>744</b>	<b>69.12</b>	



## Viewing & Further Information



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# Bank Buildings, High Street, London, NW10

For identification only - Not to scale

