

To Let

811 Harrow Road
Kensal Green
NW10 5NJ

X & VANS
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FIVE STAR
PIZZA & BURGERS

TO LET

168 sq ft (14.9 sq m)

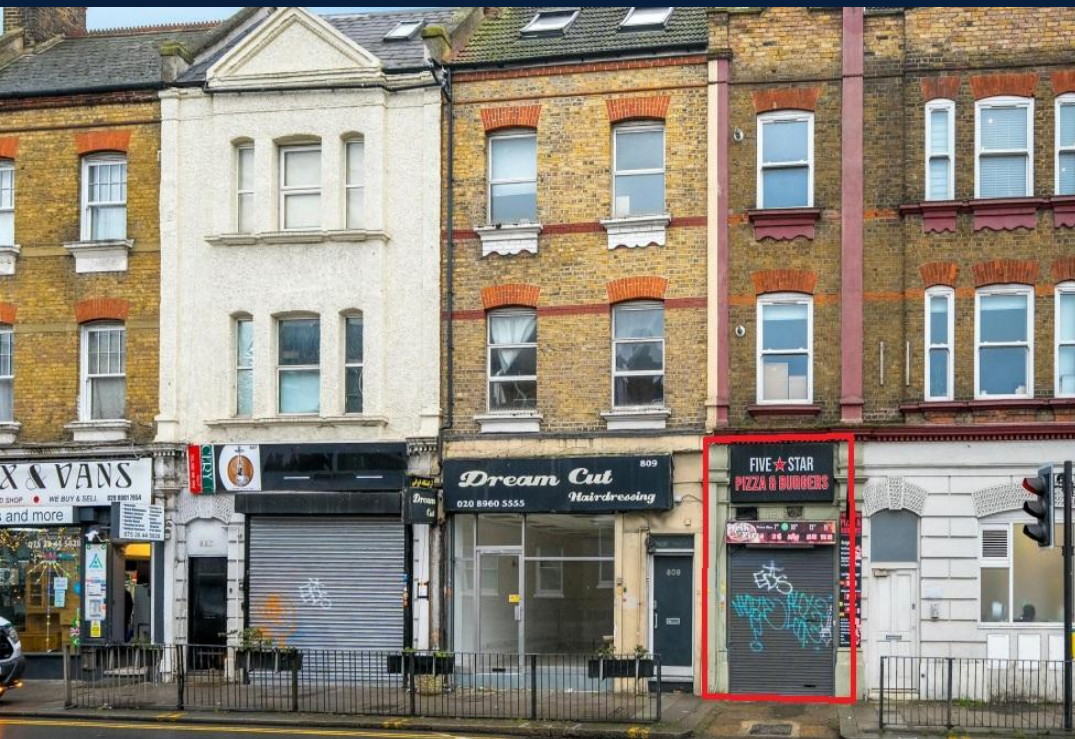
Ground floor commercial unit to be offered on a new lease. The unit is suitable for various uses, STP.

Key Features

- Prime High Street Location
- Available on a new lease
- Located on a busy High Street in Kensal Green

811 Harrow Road, Kensal Green, NW10 5NJ





Description

Previously trading as a Pizza & Burger takeaway unit the property has the benefit of ventilation and extraction units installed as well as ovens grills etc and a new operator may be able to refurbish the existing fixtures and fittings to take occupation at a moderate capital outlay.

As the previous tenant defaulted, we are unable to give any warranties on the equipment installed which will need a thorough service and overhaul.

The unit has a small footplate.

Arranged on Ground Floor only the premises provide for the following:

Area - 168 sq ft (14.9 sq m)

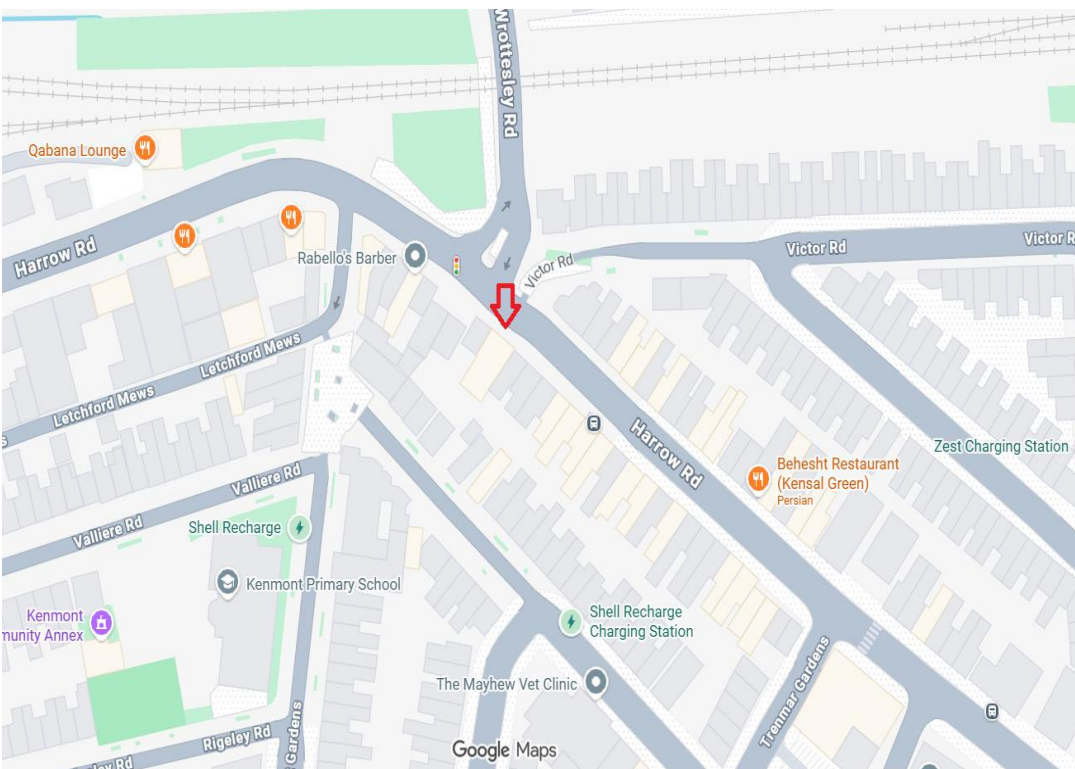
Location

The property enjoys a prominent location on Harrow Road (A404), in The College Park area, close to Kensal Green Station and Scrubs Lane in a busy residential and business area, surrounded by numerous local traders, takeaways and independent businesses.

The property has excellent public transport connections with numerous bus routes passing directly outside and within easy walking distance to Kensal Green (Bakerloo Line) and Willesden Junction Mainline Railway Station.

The property lies approximately 1.5 miles north of Westfield Shopping Centre and has excellent road connections to A40M and Central London.

[Google Maps Link](#)



Accommodation

Floor Area GIA (approx.)	168 sq ft	14.9 Sq m
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Lease	New Lease
Rent	£15,00 pax
Rates	Rateable Value £6,600
Terms	To be agreed
VAT	TBC
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

Subject to Contract

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

info@sandrove.co.uk

020 3488 7411

Sandrove
Property