RETAIL TO LET | 1,626 SQ FT

# QUEENS STUDIOS, 117-121 SALUSBURY ROAD, QUEENS PARK, NW6 6RG

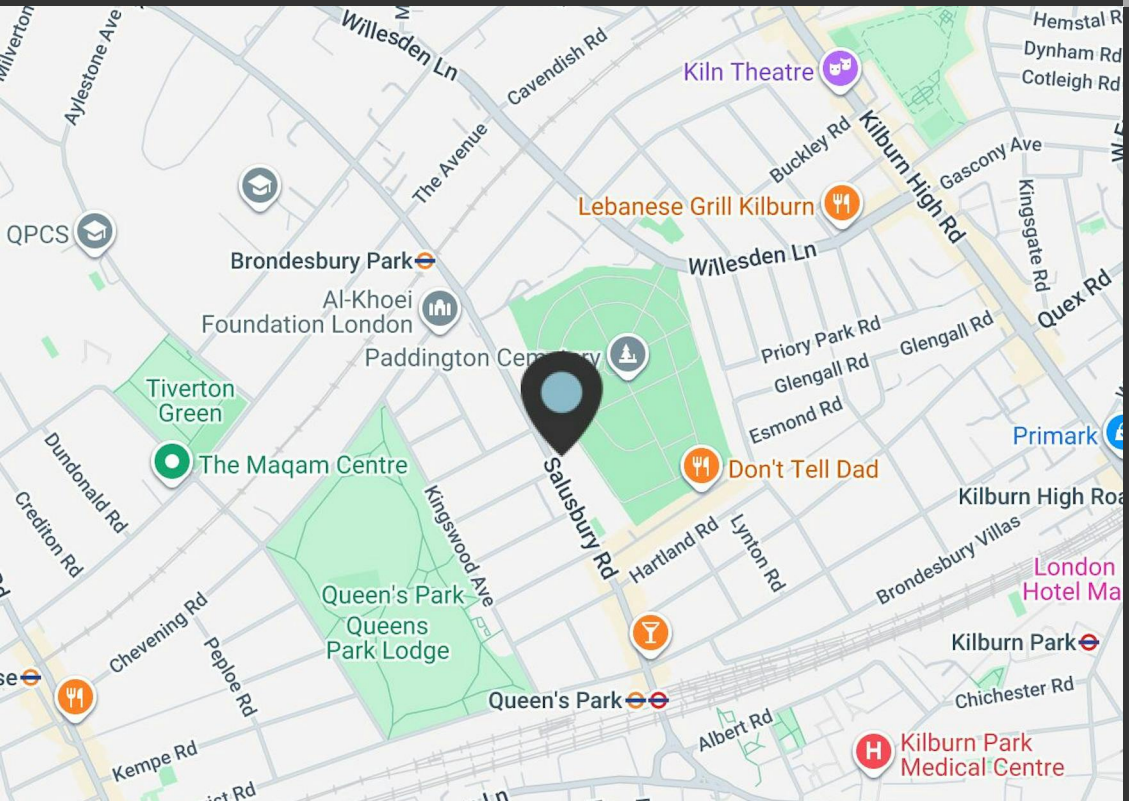
## STUNNING COMMERCIAL SPACE IN AN AMAZING WAREHOUSE CONVERSION IN QUEENS PARK

- Three minutes' walk to Queens Park Station (Bakerloo Line) and Brondesbury Park Station (Overground Line)
- Located in a landmark Queens Park building in the heart of Salusbury Road
- One of the largest frontages in Queens Park with two dedicated entrances
- Potential for outside seating at the front
- The largest available retail unit in Queens Park for over 5 years
- Currently running as a gym with coffee shop
- Communal shower's and lockers
- Manned reception during office hours

# DESCRIPTION

A self-contained ground floor retail/Class E unit extending to 1,626 sq ft forming part of the distinctive Queens Studios development. The accommodation comprises a substantial open-plan area, providing flexible space suitable for a variety of occupiers and layouts. The premises further benefit from WCs and a shower, changing rooms and an existing coffee shop counter with potential for outside seating.

Set within a characterful former industrial building, the unit enjoys generous ceiling heights and an attractive studio-style environment, offering a unique opportunity for retail, leisure, showroom, fitness, office or other Class E uses, subject to the necessary consents.




# LOCATION

Salusbury Road forms the lifeblood of the area with an eclectic array of restaurants, gastro pubs, bars and independent retailers. Nearby operators include, Planet Organic, Michiko Sushino, Dark Habit, Jacks Café, Wolfpack, Salusbury Gastropub & Food Store, Bob's Café and Alice House to name a few.

Moments away is Lonsdale Road, a quaint 19th century cobbled mews, now home to award winning designers, record labels architects, media studios, interior design academies and craftsmen.

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# AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 1,626 | 151.06 | Available |

# RENT

£90,000 per annum

# RATES & CHARGES

Service charge: £6 per sq ft
Rates payable: £37,185 per annum

# TERMS

A new lease is available for a term by arrangement.

# USES

The site benefits from an E-use with the potential for medical, retail, showroom, established cafe's, fitness and office occupiers.

# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT

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