RETAIL TO LET | 896 SQ FT

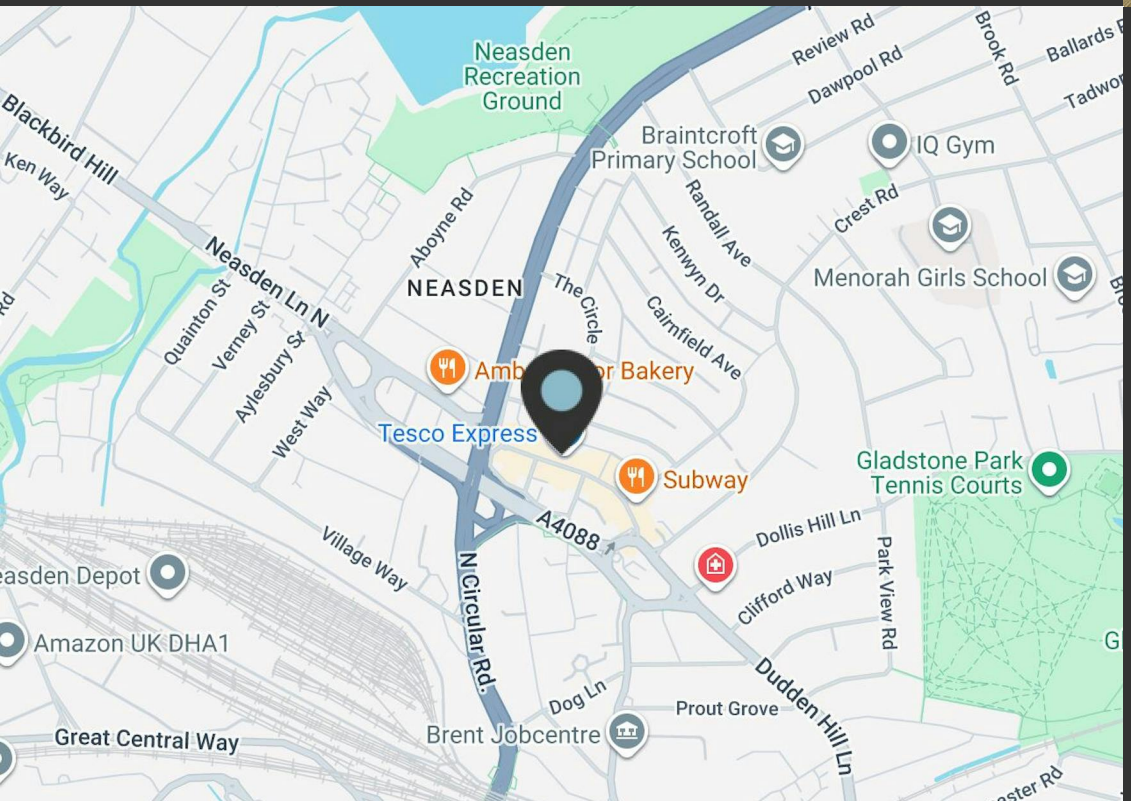
# 326 NEASDEN LANE, LONDON, NW10 0AD

## PROMINENT GROUND FLOOR SHOP WITH CLASS E USE

- Previously fitted as an office but suitable for all Class E Uses
- Ceramic Tiled Floor in front Retail Area
- Suspended Acoustic Tile Ceiling
- Landlords to instal new LED Spot Light Fittings
- Airconditioned front Office/Retail Area
- Rear Storeroom, Kitchen and WC/Washroom
- Sole Use of Rear Parking Space

# DESCRIPTION

The premises comprise an open plan shop which was formally used as an office for many years but is suitable for any other Class E Uses, with a small partition office at the rear.
Behind the shop is a passage leading to a storage room and a WC/Washroom and a Kitchen area with a door leading out to the rear outside allotted parking space that leads onto a service road located behind the shops with access via Chartley Avenue to the north sand Tanfield Avenue to the east.
Amenities include, air-conditioned front area with ceramic tiled floor, suspended ceiling and new LED Spotlights to be fitted by the Landlords.
The shop is available on a new 10 or 15 year Full Repairing & Insuring Lease granted outside the Landlord & Tenant Act 1954 with 5 yearly Rent Reviews and 5 yearly Tenants Breaks.




# LOCATION

The premises are situated in the heart of the Neasden Shopping Centre commanding a prominent trading position along the thoroughfare.
The shop is located on the northern side of the street, having rear vehicle access to the rear parking space behind the premises via Chartley Avenue to the north and Tanfield Avenue to the east.
The North Circular Interchange with the A406 North Circular Road and Neasden Lane North as well as Dudden Hill Lane is close by.

# AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Retail & Ancilery Space | 896 | 83.24 | Available |

# RENT

£26,000 per annum

# RATES & CHARGES

Service charge: N/A
Estate charge: N/A
Rates payable: £8,857.25 per annum

# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT

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