

RETAIL FOR SALE | 1,533 SQ FT

869 HARROW ROAD, LONDON, NW10 5NG

FREEHOLD GROUND FLOOR AND LOWER GROUND FLOOR PREMISES CURRENTLY ARRANGED AS A RESTAURANT WITH BAR

- Great condition throughout
- Walking distance to Willesden Junction Station
- Fitted restaurant with basement seating for up to 80 people
- Air-conditioning and extraction fitted
- Gas central heating
- Upper parts sold off with approximately 56 years remaining on the leases
- WC's
- Bar and fitted kitchen



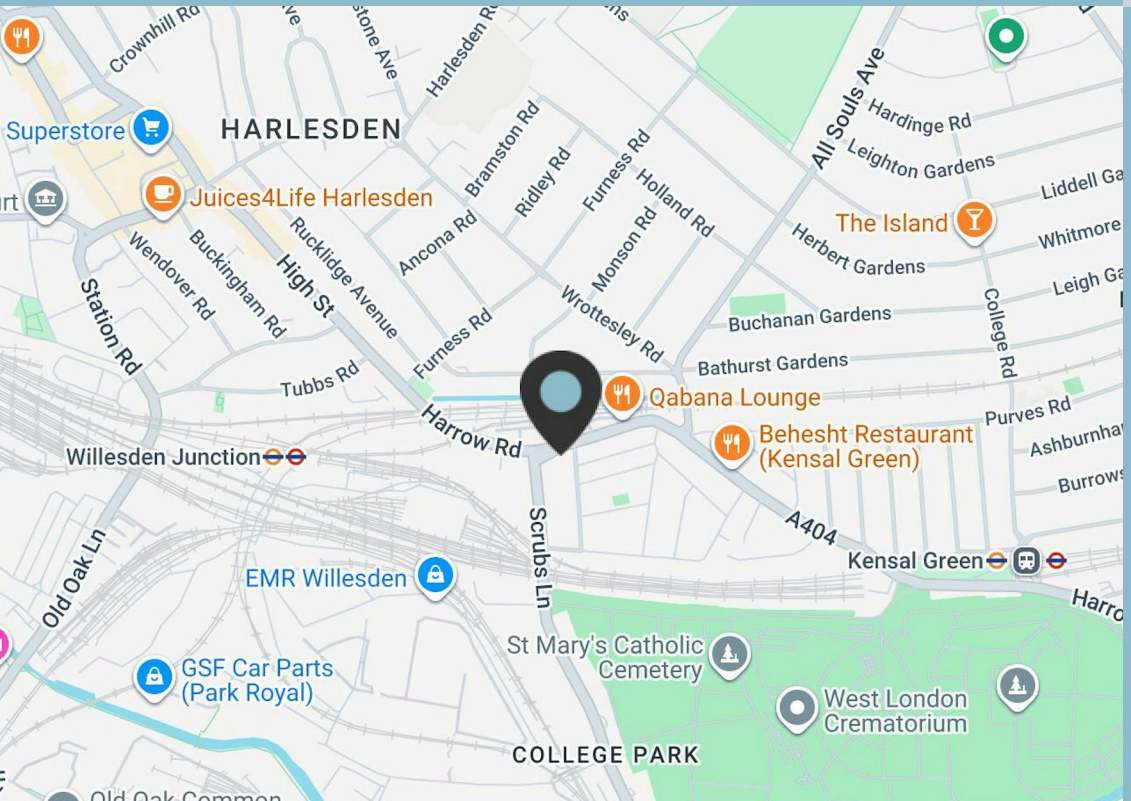
DESCRIPTION

The premises are presented in good condition throughout and are currently configured as a restaurant arranged over two floors, with the basement providing seating for approximately 80 covers.

The upper flats and maisonette have been sold off, with approximately 56 years remaining on the leases. The property benefits from a prominent shopfront with excellent frontage and visibility from Harrow Road.

The premises offer a versatile opportunity for a range of occupiers and investors, with potential for continued restaurant use or alternative commercial uses, subject to the necessary consents.





LOCATION

The unit is situated on Harrow Road, NW10, a well-established and busy thoroughfare serving the surrounding residential and commercial catchment. Harrow Road provides direct connectivity to neighbouring areas including Kensal Green, Harlesden and Maida Vale, with a diverse mix of independent retailers, cafés, service operators and local amenities close by. The location is well served by public transport links and major road routes, offering convenient access across North West and Central London.








CLOSE
BACK IN
SEPTEMBER

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	670	62.25	Available
Lower Ground	863	80.18	Available

PRICE

£475,000

TERMS

Freehold

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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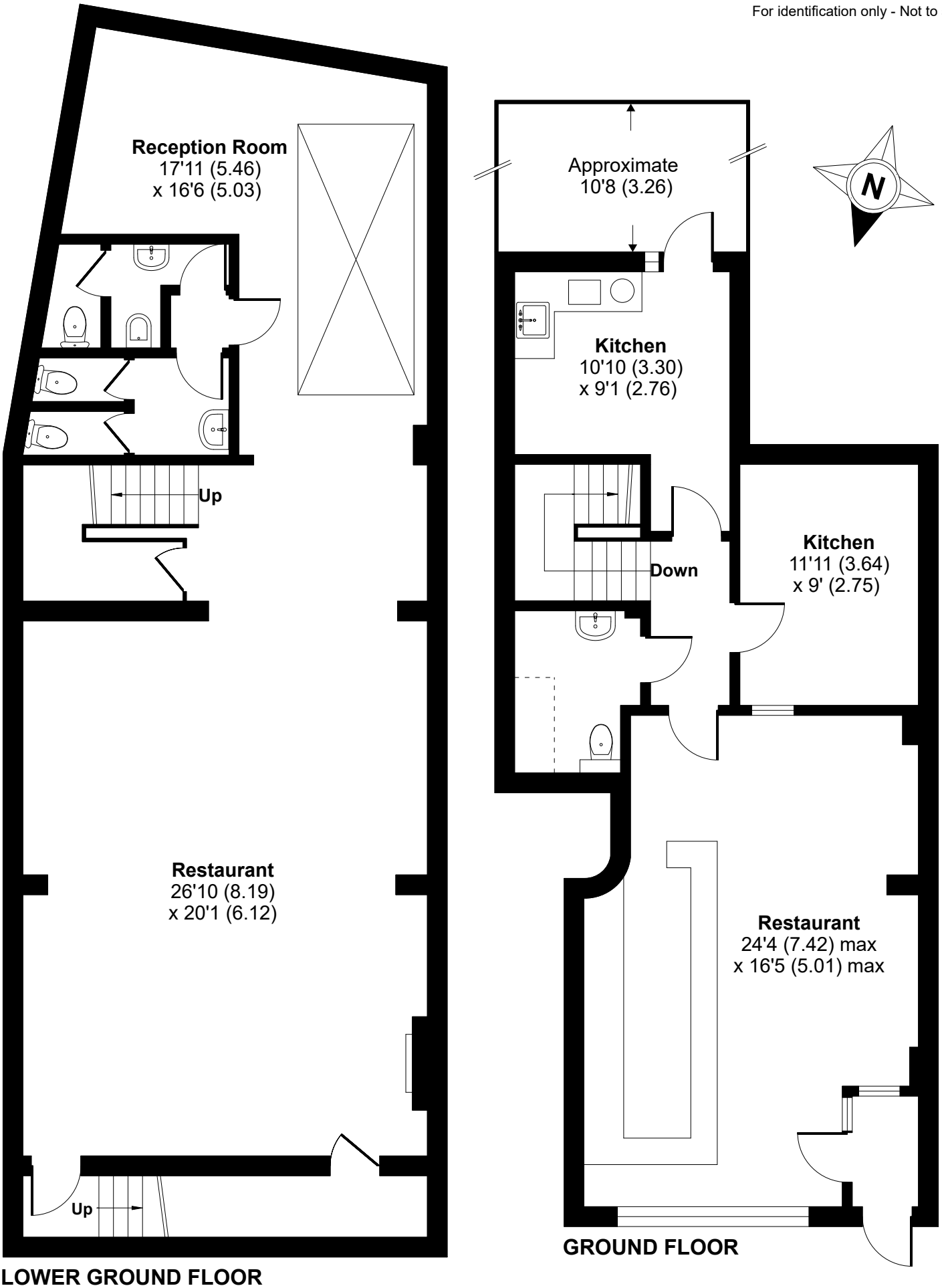
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Harrow Road, London, NW10

Net Internal Area = 1533 sq ft / 142.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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