

## High Road, Willesden, London, NW10

To Rent - £480.76 pw



### , 70 sq. meters, Commercial

Rear Commercial Unit to Let extended Ing to approximately 70 sq. metres and benefits from access to a 20 ft garden.

A refurbished commercial premises available now, formerly traded as a restaurant and currently arranged with a front salon area and rear space.

Please note: the front saloon trading area is not included in the letting.

Potentially suitable for A3 restaurant/café use, office use, beauty/salon, or other commercial use, subject to landlord consent and any necessary planning/licensing.

#### Key details:

Rent: £25,000 per annum

Business rates and utilities: To be shared

Agreement: Rental agreement only – no lease

OPTION: The whole premises is also available to lease.

Available by way of an open lease assignment with approximately 7 years on the term.

Rent for the entire property: £28,000

Premium: £110,000

**VIEWINGS ARE HIGHLY RECOMMENDED!!!**

**AVAILABLE NOW!!!**

**Contact****A:** Andersons Estates**T:** 020 8830 4114**E:** info@andersonsestates.co.ukReference: **AND\_005084****IMPORTANT NOTICE FROM ANDERSONS ESTATES**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.