

ON INSTRUCTION OF



LEASE FOR SALE – E CLASS USE 36 & 37 KENTON PARK PARADE KENTON ROAD, KENTON HA3 8DN

Location

The premises are situated on the north side of Kenton Road, approximately midway between Kingsbury and Harrow. Kenton underground station is a few minutes walk and Harrow Town Centre less than a mile to the west. There is a mix of convenience and specialist traders on Kenton Road, where nearby occupiers include **JD Wetherspoon, William Hill, Ladbrokes** and **KFC**.

Description

The former branch is arranged on ground floor only providing the following approximate floor areas:

Internal Width	37ft 6 inches	11.43 m
Shop Depth	41ft	12.50 m
Ground Floor Sales	1,280 sqft	118.9 sqm
Ground Floor Ancillary	360 sqft	33.4 sqm
Total	1,640 sqft	
Rear Parking	2 / 3 Spaces	

Lease

The property is held on 20 year full repairing and insuring lease, for a term expiring 15th April 2028. There is a tenant break option on 15 April 2023 and the next rent review in December 2021.

Rent

£32,600 per annum exclusive.



Terms

Premium offers invited for the benefit of the lease.

Rating

Rateable Value 2020/2021 £31,250
 Rateable Payable Not rates payable until April 2021

Viewings

To be arranged strictly through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130

