

TO LET
RETAIL (A1) PREMISES – A3 STTP
31-31A WALM LANE , LONDON, NW2 5SH



1,886 SQ. FT. (175.2 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is located on Walm Lane near the junction of St Pauls Avenue and Chatworth Road. The property is located a short walk away from Willesden Green underground station (Jubilee Line). Local occupiers include, Mezzoroma, Firezza and Beer & Burger.

rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The property is arranged over ground floor only with the premises benefitting from double frontage, kitchenette, WC and access via to the rear of the property via St Pauls Avenue.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Willesden Green
Size (sq. ft.)	1,886
Quoting/Passing Rent (p.a.) excl.	£36,000
Estimated Rates Payable (p.a.)	£18,044
Service Charge (p.a.)	-
Estimated Occupancy Cost (p. a.)	£54,044

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Double Fronted Premises
- Good Footfall
- Ancillary Facilities
- Kitchenette
- WC's
- Self-contained
- Rear Access

VIEWINGS:

Strictly through Robert Irving Burns.

George Cook

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