

TO LET - RETAIL



Unit 3, 87 Kenton Road, Harrow HA3 0AH
186 Sq Ft (17.28 Sq M)

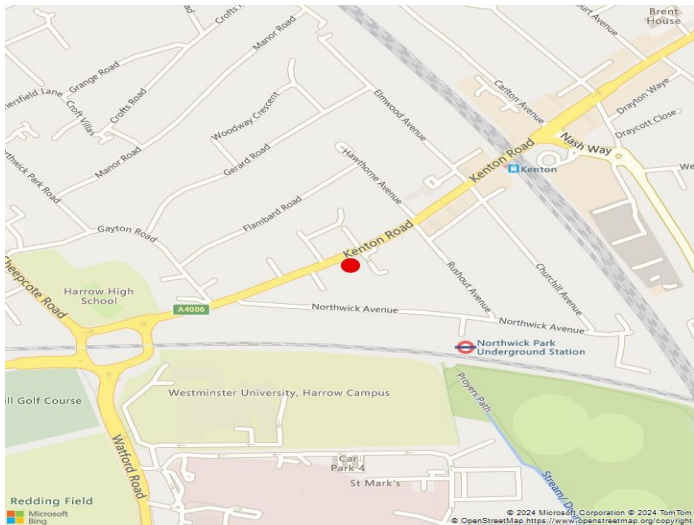
£9,500 per annum exclusive

SMALL UNIT TO LET SUITABLE FOR A VARIETY
OF USES

- LOCATED ON BUSY HIGH STREET
- NEW FRI
- LOCK UP SHOP
- PARKING OUTSIDE

Location

The Property is situated on the very busy Kenton Road close to Kenton Station. Northwick Park Station is also nearby. Kenton Road is a popular shopping area comprising a mixture of shops, offices, restaurants and other uses.



Description

Compact lock-up shop to let previously occupied by a dry cleaners but suitable for a variety of retail or other uses subject to any necessary consents.



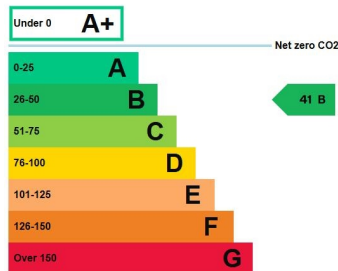
Accommodation

Accommodation	sq ft	sq m
Ground Floor	77	7.15
Kitchen	109	10.13
Total Area	186	17.28

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (41).

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£9,500 per annum exclusive

Terms

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £5,900

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable. It is likely that zero rates will be payable in the year 2024/2025 if this is the tenant's only premises.

Viewings

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.