

FOR SALE

FREEHOLD PROPERTY IN KENTON SUITABLE FOR MULTIPLE COMMERCIAL USES

OFFICE 2 447 Kenton Road, Kenton, Harrow HA3 0XY



Features

- 1,177 Sq Ft (109.34 Sq M)
- £350,000 for the Freehold
- Part Shell & Core
- Garden Space
- Large Open Plan Office/Hall
- Car Parking Available

Summary

This interesting property is located behind shops on Kenton Road and consists of a office/reception space (shell condition) leading to a larger office/hall space which leads out to a small rear garden area.

The property requires fitting out and some refurbishment but would be suitable for a small creche or SEN education provider, a medical or physio clinic, yoga or fitness studio, office or aesthetics.

Priced at £350,000 for the freehold with vacant possession.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

The property is located in the middle section of Kenton Road between Harrow and Kingsbury and to the rear of a small parade of shops. Access is via a service road leading from Gooseacre Lane.

Description

A brick built single storey commercial property consisting of a reception/office area of 443 sq ft which is in shell condition but has capped services and 2 soil pipes for WC connection. This front area leads through to a later addition extension office of 734 sq ft which consists of a large rectangular room with good ceiling height and excellent natural light. To the side and rear is a small patio terrace and garden space. The building has 2 car parking spaces. Further car spaces can be purchased by separate negotiation. There is also residential flats available separately.

Tenure

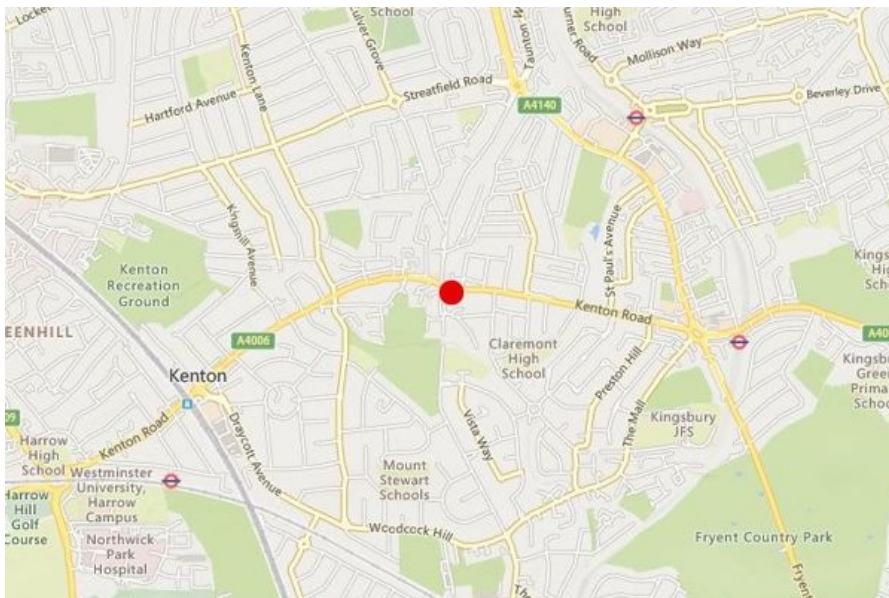
Freehold

Terms

The property is to be sold freehold with full vacant possession. The asking price is £350,000 (Three Hundred and Fifty Thousand Pounds) VAT may be applicable.

Business Rates

London Borough of Brent. To be reassessed. Interested parties should make their own enquiries via the Valuation Office Agency website.



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Planning

The property has a Town & Country use class E.

EPC

Energy Rating D

Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

Contact

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or

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