



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

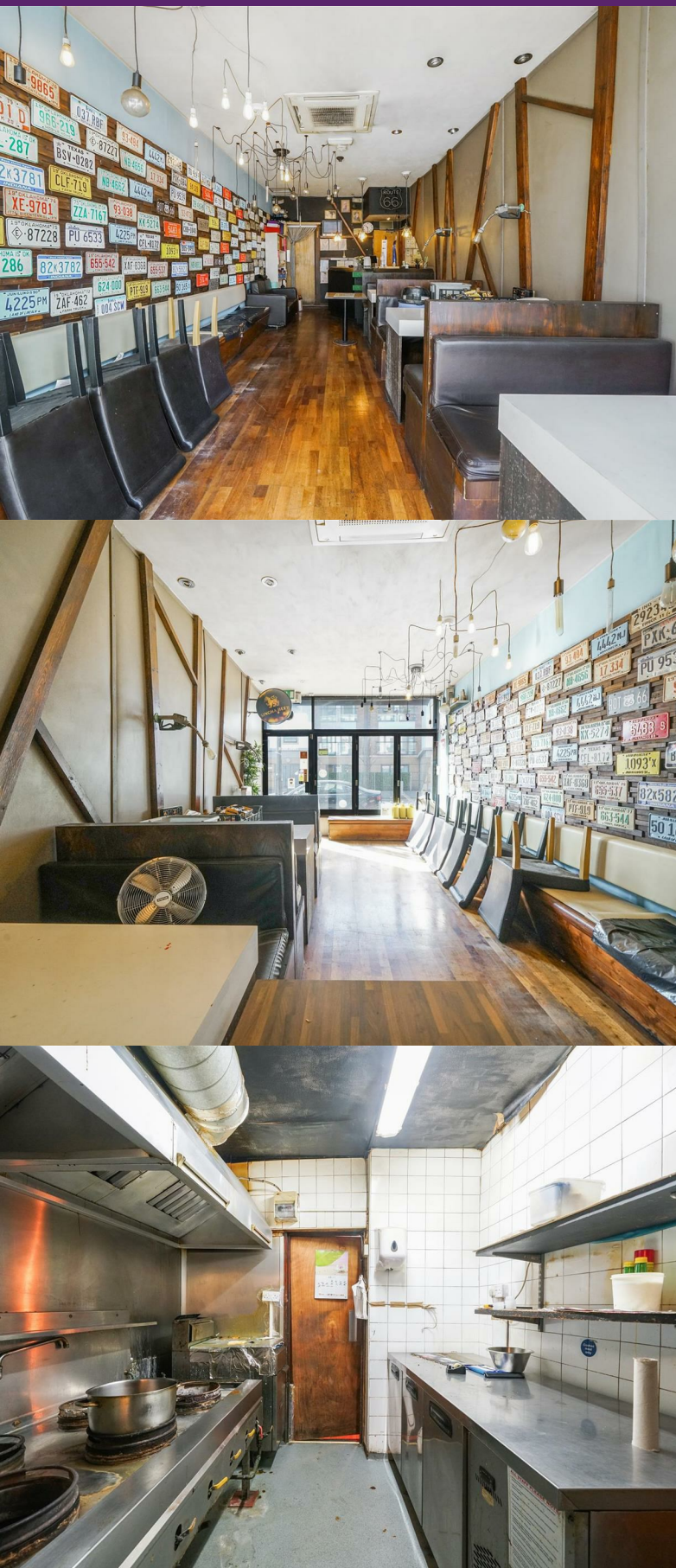
| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Harrow Road, London, NW10 5NN

£1,833 PCM

Subject to Contract

- 800 sq ft of space Ample seating capacity
- Shopfront with excellent exposure
- Two toilets (customer & staff)
- Customize to suit you
- A3 restaurant use, ideal for dine-in or takeaway
- Fidges and storage rooms included
- Requires refurbishment



Harrow Road, NW10 5NN

A3 Restaurant/Shop for Rent or Purchase... an exceptional opportunity to acquire an 800 sq ft commercial unit with A3 restaurant use, ideally located on the busy Harrow Road, NW10. With a large shopfront offering excellent exposure, this space is perfect for a restaurant, café, or takeaway business. The unit includes ample seating capacity, fridges, storage rooms, and two toilets (customer & staff).

The property requires refurbishment, making it a great opportunity to customize the space to suit your business needs. Parking is available, adding to the convenience for both customers and staff.

Situated near Willesden Junction & Kensal Green stations, this location benefits from excellent transport links and is in close proximity to the upcoming Crossrail & HS2 developments, ensuring increased footfall and long-term business growth potential.

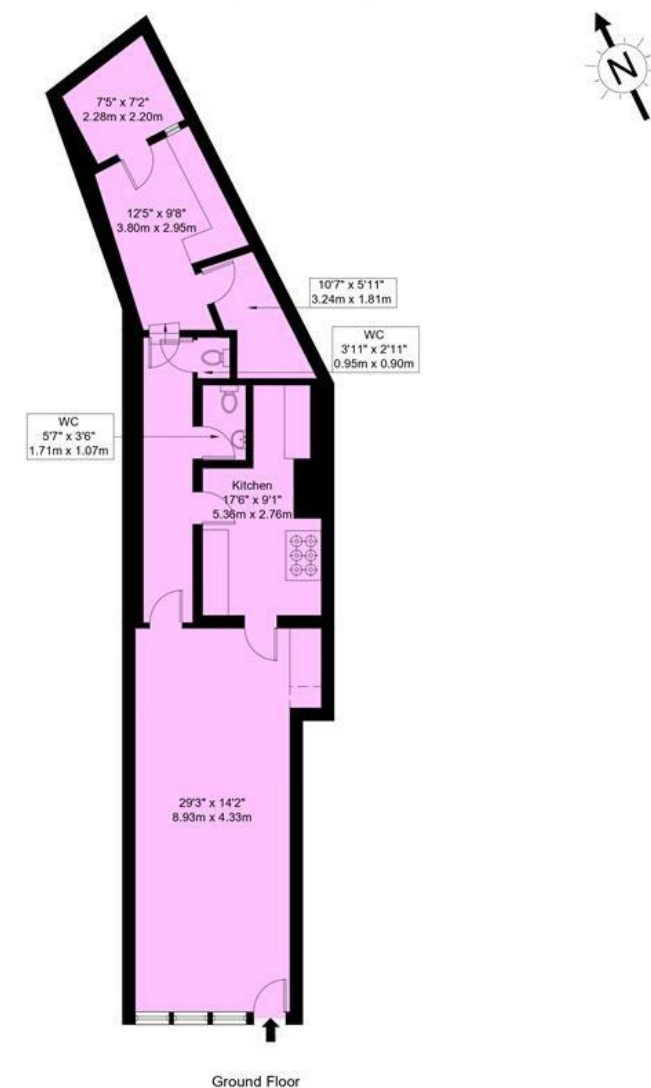
Available immediately for rent or purchase.

Harrow Road, NW10 5NN

Approx Gross Internal Area = 78.26 sq m / 842 sq ft

Restricted Head Height = 0.36 sq m / 3 sq ft

Total = 78.62 sq m / 846 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure

Price £1,833 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents