



RETAIL UNIT TO LET JUST OFF KILBURN HIGH ROAD CURRENTLY FITTED AS A CAFE

122A KILBURN HIGH ROAD

Kilburn, NW6 4HY

Retail **TO LET**

988 sq ft
(91.79 sq m)

- Ground floor & Basement
- Located in a busy location just off Kilburn High Road
- New Lease Available
- 23ft Shop Frontage
- High Ceilings
- Currently fitted out as a cafe
- Excellent decorative order
- E-use class - (Suitable for Medical, Retail, Office uses etc)

Summary

Available Size	988 sq ft
Rent	£32,500 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Arranged over ground and basement, this retail unit has been recently refurbished to a high specification. The property benefits from 2 WC, 23ft shop frontage, high ceilings, electric roller shutter and wooden flooring throughout.

The premises is available immediately on a new lease direct from the landlords and would be suitable for a wide range of E use class businesses (subject to landlord approval).

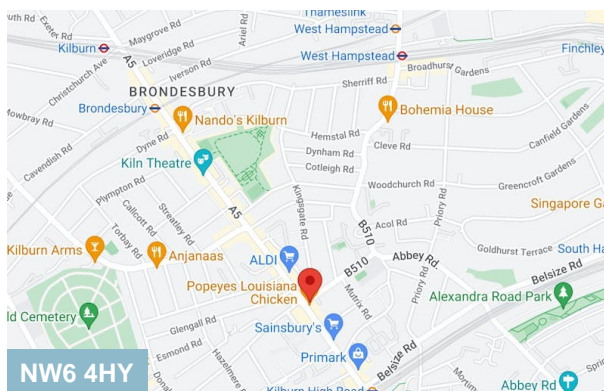
Location

122A Kilburn High Road is a retail unit in a busy area with excellent transport links. It's close to Kilburn station and served by multiple bus routes. With many shops, cafes, and restaurants nearby, this location offers great convenience for retailers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	587	54.53	Available
Basement	401	37.25	Available
Total	988	91.78	



Viewing & Further Information



Jack Ezekiel

02074439867 | 07572346013

jack@dutchanddutch.com



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com