

High Street, London, NW10 4LT

£22,500 P.A



KEY FEATURES:

- Convenient roller shutter for added security
- New kitchen and modern W/C facilities
- Noteworthy 9-foot frontage, providing high visibility
- 744 Total square foot
- Ground floor 342sqft & 402 sqft basement with favorable ceiling height

Prime Retail Opportunity in the Heart of Harlesden High Street

Positioned for Success:

Strategic location in the heart of Harlesden High Street
Proximity to Harlesden Plaza Shopping Centre
Excellent trading position
Impressive Features:

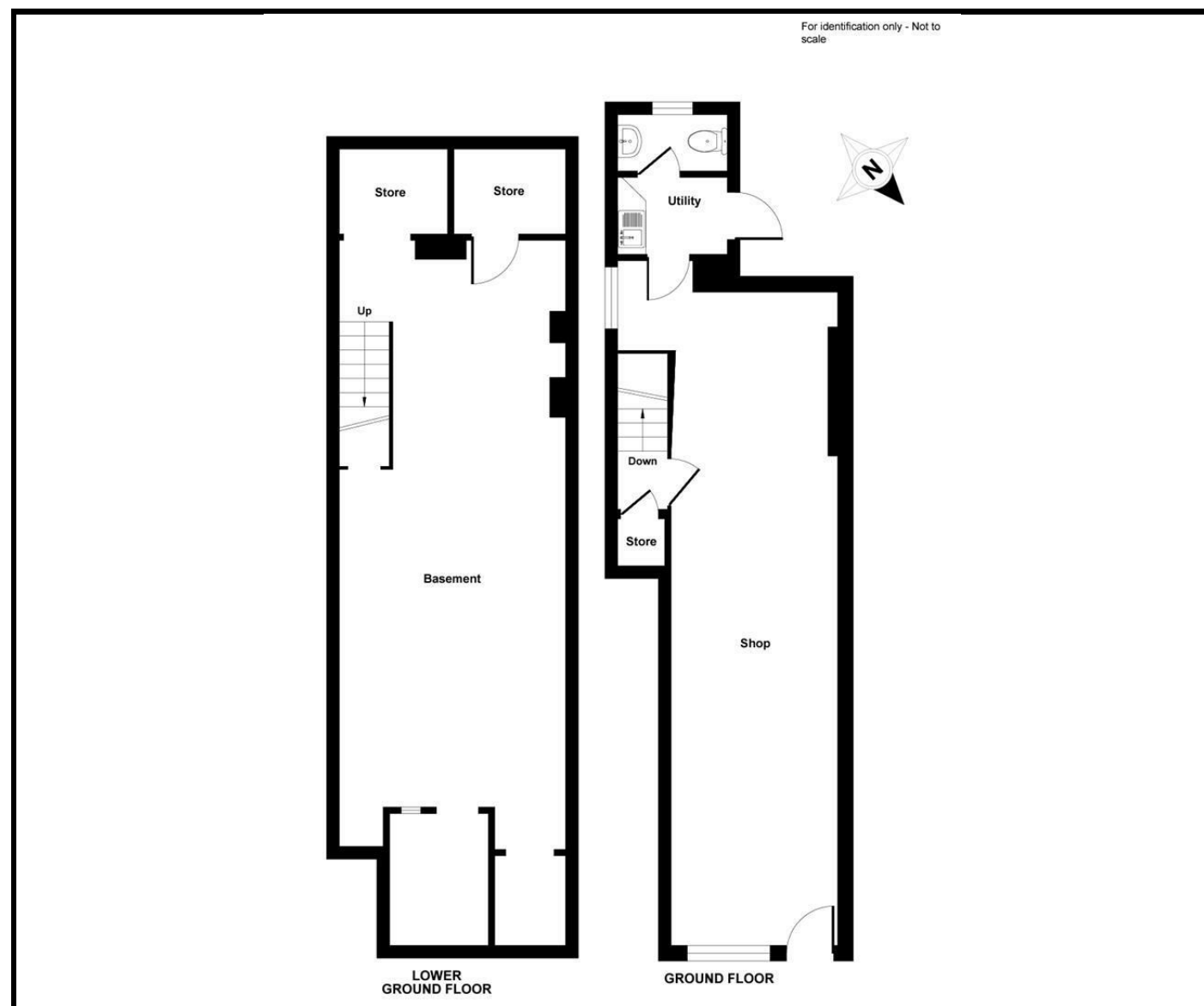
Recently refurbished commercial space to a high standard
New kitchen and modern W/C facilities
Ground floor 342sqft
402 sqft basement with favorable ceiling height
Convenient roller shutter for added security

Strategic Trading Locale:

First-class trading position amidst a bustling shopping area
Adjacent to popular establishments such as Specsavers, William Hill, KFC, Burger King, and Superdrug

Noteworthy 9-foot frontage, providing high visibility
Versatile Commercial Space:

Suitable for various E class and retail uses



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 (CO₂) 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 | |

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

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