

Wenlock & Taylor



Chamberlayne Road, Kensal Rise

London, NW10 3JD

£30,000 Per Annum

BAKERY/CAFE (CLASS E USAGE) - TO LET. Excellent and rarely available local opportunity for a for an ambitious trader to occupy this extended and well equipped established business premises measuring 1042 sq.ft (97 sq.m) approx and situated directly opposite the Moberly Sports Centre on this busy thoroughfare. The property has Class 'E' usage and is offered on a new FRI Lease for a term of 10 years with a rent review at the 5th year and at a commencing rental of £30,000 per annum Exclusive of business rates. (Rateable Value £11,500 (business rates - £5,738.50 per annum - London Borough of Brent). Each party to be responsible for their own legal costs in the matter.

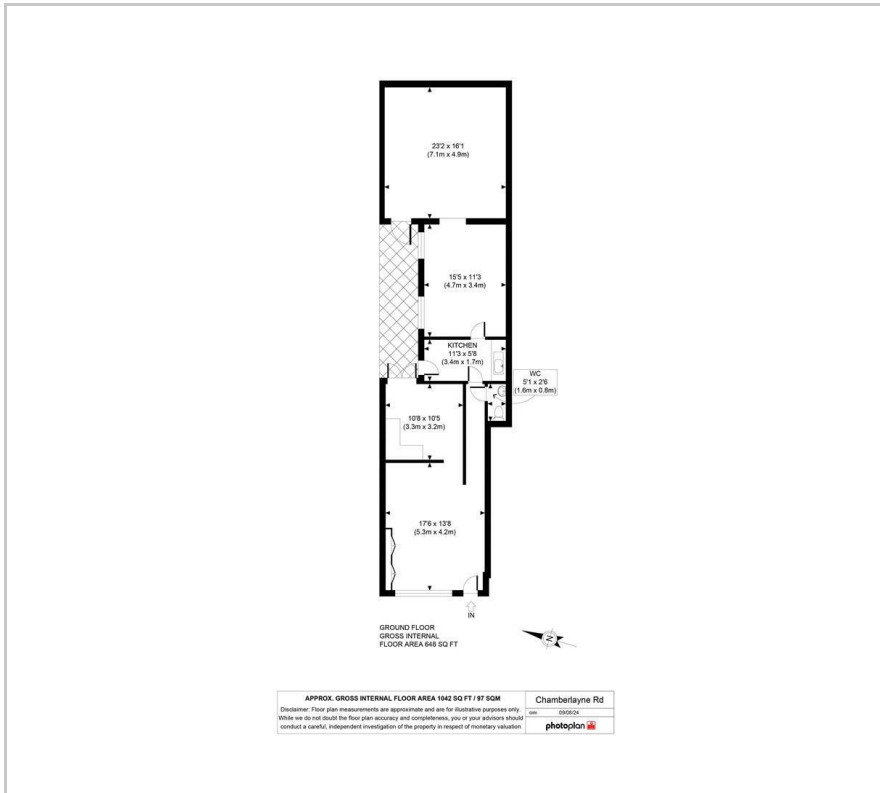
Viewing

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.

- BAKERY/CAFE (CLASS E USAGE) - TO LET
- 1042 SQ.FT (97 SQ.M) APPROX
- 10 YEAR LEASE WITH RENT REVIEW AT 5TH YEAR
- RENT - £30,000 PER ANNUM EXCLUSIVE OF BUSINESS RATES
- PROMINENT TRADING LOCATION OPPOSITE MOBERLY SPORTS CENTRE



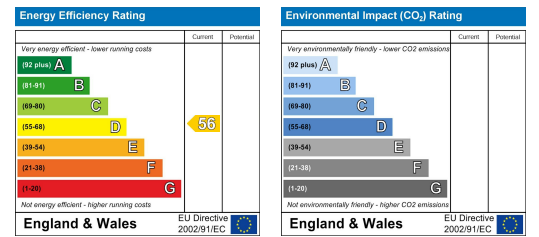
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.