



CHAMBERLAYNE ROAD, LONDON, NW10 3JP

DESCRIPTION:

Commercial premises with A1 retail use together with residential upper parts, available to let on long FRI lease for a term of 10 years with. 5 yearly rent review .

Ground floor: commercial retail unit with access to rear garden.

Self contained residential upper parts with own street door entrance.

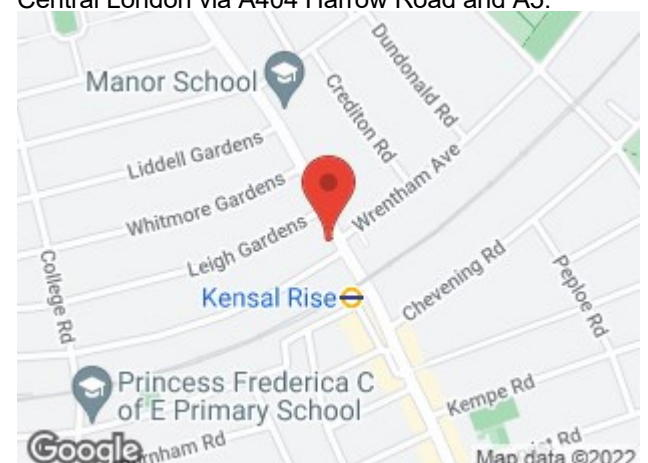
Spacious accommodation arranged over first and second floors, comprising reception room, kitchen/diner, 4 bedrooms, 2 bathrooms and access to rear garden via staircase at the rear of the property.

TENURE: Leasehold

LOCAL AUTHORITY
London Borough of Brent

LOCATION:

Location: The subject property is situated close to the junction of Clifford Gardens on the west side of vibrant Chamberlayne Road with its numerous eateries, bars, cafes, boutique and shops including Tesco Express. Also giving direct access to Queens Park and Salusbury Road. The property is approx 100 meters walk to Kensal Rise Overground with numerous bus routes, the property is also within easy reach of Kensal Green tube/BR station(Bakerloo line). Excellent road access into Central London via A404 Harrow Road and A5.



USE CLASS: A1 Retail		
FLOOR AREA: GIA		
FLOOR:	AREA SQ FT	AREA SQ M:
Ground Floor Retail:	769.7	71.5
First & Second Self- contained flat:	1522.3	141.4
TOTAL	2292.0	212.9

BUSINESS RATES:

We have been advised that the business rates are £7,776 per annum. However, interested parties should make their own enquiries Brent Local Authority. 0208 937 1525. www.brent.gov.uk

COUNCIL TAX for residential unit:

Band E - £1741.89

TERMS:

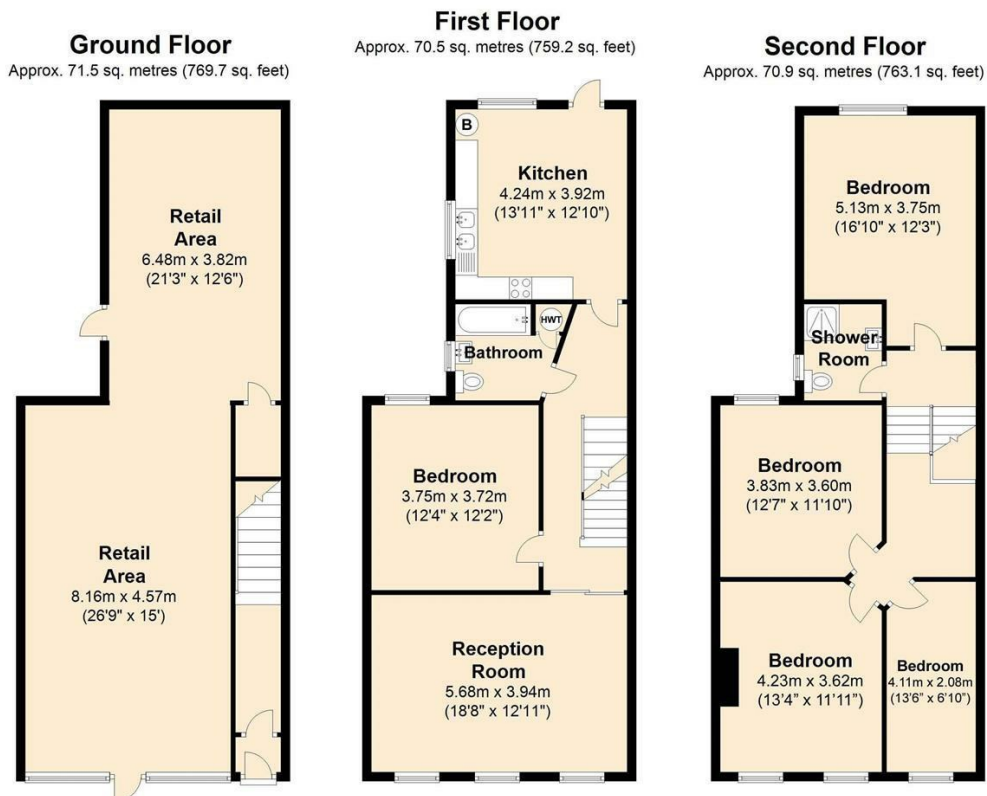
New FRI lease for a 10 years term with rent review at the 5th year.

RENT: £49,000 PER ANNUM

VAT: We understand that the rent is exempt from VAT

EPC: EPC for Commercial available upon request

LEGAL COSTS: Each party to be responsible for their own legal costs



Total area: approx. 212.9 sq. metres (2292.0 sq. feet)
For illustration purposes only - not to scale



EPC FOR RESIDENTIAL FLAT

