



AVAILABLE TO LET

241-243 Neasden Lane

241-243 Neasden Lane, Neasden, London, United Kingdom NW10 1QG

PROMINENT POSITION - CHOICE OF TWO RETAIL SHOPS

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A choice of two prominent shops located in Neasden's main shopping centre. The premises have a combined frontage of 36ft, each with own WC and are in ready for a Tenants fit out.

241: £19,000 per annum exclusive

243: £19,00 per annum exclusive

The Landlord will amalgamate the shops should they be let to one Tenant at a rent of £36,500 per annum exclusive.

There is a rear storage unit of 1,000 ft2 that is available by separate negotiation.

241 has an energy performance rating of D

243 has an energy performance rating of C

Rent	£19,000 to £36,500 per annum
Building type	Retail
Retail dimensions	Shop front - 36 ft / 10.97 m
Planning class	A1
Sizes	696 to 1,395 Sq ft
VAT charges	No VAT
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/23485-241-243-neasden-lane-241-243-neasden-lane>



Combined shop frontage of 36ft

Requiring modernisation throughout

Located on a busy retail parade in Neasden

Available now

Rear storage of 1,000 ft² available by separate negotiation



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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
241	Ground	699	£27.18	£16.17	£30,300.00	A1	Available
243	Ground	696	£27.30	£12.79	£27,900.00	A1	Available
Total		1,395			£58,200.00		

Location overview

A range of shops and restaurants can be found nearby on Neasden Lane, while Gladstone Park is within walking distance.
Neasden tube station and the The North Circular Road (A406) are also both close by.

Airports

London Heathrow 10.7m, London City 13.6m, London Luton 22.4m

National rail

Hendon 1.5m, Stonebridge Park 1.5m, Wembley Stadium 1.6m

Tube

Neasden 0.3m, Dollis Hill 0.7m, Wembley Park 1.3m

Legal costs

Each party to be responsible for their own legal costs.

VAT

No VAT

Planning class

A1

EPC

Available on request



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Quote reference: RENT-23485

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.