



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

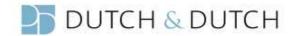
VAT charges No VAT

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

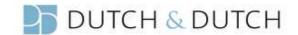
Available now

Rear storage of 1,000 ft2 available by separate negotiation









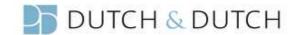
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Data provided by Google



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

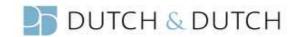
Tube Neasden 0.3m, Dollis Hill 0.7m, Wembley Park 1.3m

Legal costs Each party to be responsible for their own legal costs.

VAT No VAT

Planning class A1

EPC Available on request



DUTCH & DUTCH	174 West End Lane, West Hampstead NW6 1SW Co20 7794 7788 info@dutchanddutch.com
Zach Forest	Company the company that the co
Peter Wilson	Compared to the compared to the compa

Quote reference: RENT-23485

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