



To Let

**221 Kenton Road
Kenton, Harrow
HA3 0HD**

TO LET

975 sq ft (90.58 sq m)

Ground floor commercial unit to be offered on a new lease. The unit is suitable for various uses, STP.

Key Features

- Prime High Street Location
- Substantial Frontage
- Rear Yard and parking
- External storage container.
- Available on a new lease
- Located at the traffic lights for high visibility

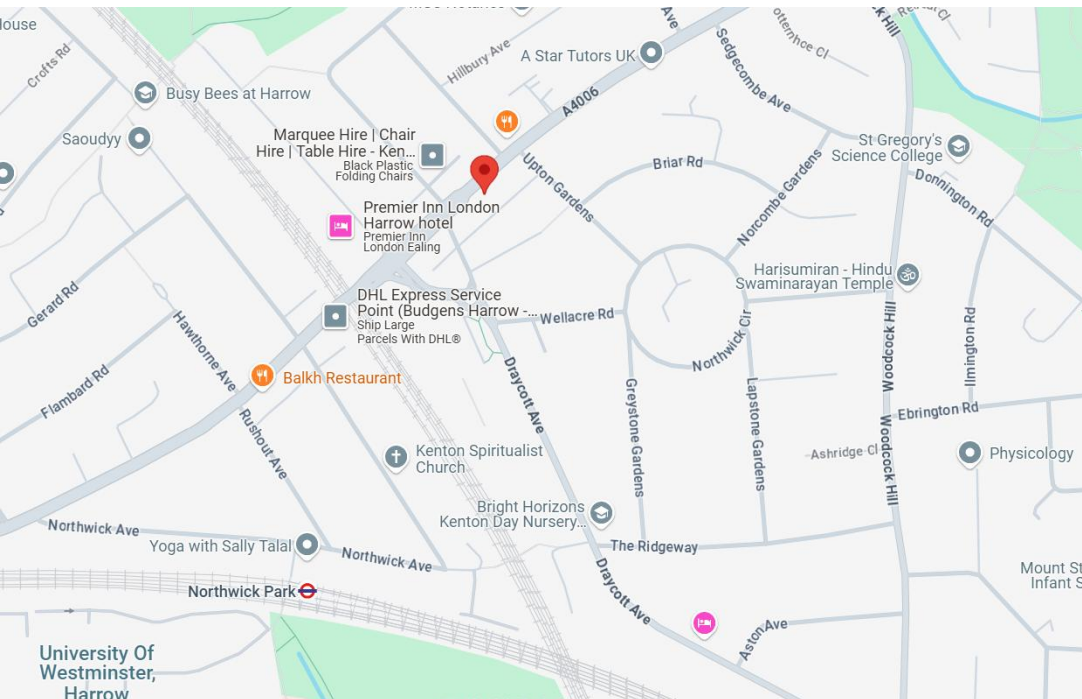
221 Kenton Road, Kenton, Harrow, HA3 0HD





Description

The premises comprise a well-configured lock-up shop unit benefiting from a rear access yard, external storage container, on-site parking and servicing facilities, together with a fully glazed shopfront.



Location

The premises occupy a prominent location on the south side of Kenton Road (A4006), in this busy North London shopping street, very close to a busy bus stop serviced by multiple routes, and near the Sainsbury's Store and Premier Inn.

It is also only a short distance from Kenton and Northwick Park Underground Stations. There are a number of well-established multiple and local operators surrounding this unit, including Coral Bookmakers, MediVet, Budgens, ScooperB, Subway, etc.

[Google Maps Link](#)

Accommodation

Gross Frontage	21 ft 8 ins	6.40 m
Internal Width	18 ft 9 ins	4.96 m
Built Depth	59 ft 3 ins	18.05 m
Floor Area GIA (approx.)	975 sq ft	90.58 Sq m

Lease	New Lease
Rent	£34,500 pax
Rates	Rateable Value £25,250 (Rates Payable £12,600)
Terms	To be agreed
VAT	No VAT payable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

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