

To Let – Retail Premises

2,490 sq ft (231.31 sq m)

263-265 Neasden Lane, London, NW10 1QG

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation on a sublease

Location/ Situation

Neasden is a busy district in the London Borough of Brent situated in North West London. The area is easily accessible via car and is just inside the North Circular and just 2.4 miles from junction 1 of the M1. Additionally, there is on-street parking in the vicinity. Neasden is also well connected to central London via the Jubilee Line.

The subject premises are prominently located on corner of Neasden Lane and Birse Crescent, close to surrounding occupiers including Tesco Express, Costa, Subway and the Post Office.

Description

The available space comprises of a double unit, demised on the ground floor. The property provides a fully glazed double frontage, with additional return frontage to Birse Crescent. Currently fit out for banking purposes, the unit would suit a number of A1 or A2 uses.

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	2,490 sq ft (231.31 sq m)
ITZA	1,363 sq ft (126.66 sq m)

Rates

Rateable Value	£45,500
UBR	47.9p
Rates Payable (Per Annum)	£21,795

Interested parties should verify these figures with the Local Authority.



Planning

A2 / A1

Lease Terms

The property is available by way of a sublease for the remainder of the term. The current lease is due to expire on 31st December 2020.

Rent

The passing rent is £45,000 per annum exclusive.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

“D” rating as per EPC Certificate

Full EPC is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

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50 metres

ExperiAn Goad Plan Created: 02/01/2018
Created By: Capita



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