

## Retail/Office unit to let



# Retail/Office Unit To Let 236-238 North Circular Road, London, NW10 0JU

### Location

The premises are located in a highly prominent and visible location within a small parade of shops on the North Circular (A406) in Neadsen, North London. The parade is facing IKEA Wembley and McDonalds drivethru. Wembley Stadium, Tesco Extra, and Neasden station on the Jubilee Line are all within a short walking distance.

### Accommodation

The ground floor premises was previously operating as a residential estate agency, however is suitable for a variety of uses.

### Size

Ground Floor 2,184.5 sq.ft 202.9 sq.m

#### Tenure

The premises are available on a new Full Repairing & Insuring lease for a term to be agreed.





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£18,000

£8,838pa

### Rent

£30,000 per annum exclusive

### **Business Rates**

Business Rates: Rates Payable 18/19:

## Use

A1/A2 use.

Alternative uses may be possible subject to planning permission.

### VAT

All figures plus VAT.

### EPC

EPC rating of D (77) More information available upon request.

### Contact

Through Sole Agents: DPC Property

Will Beresford MRICS E: will@dymondpropertyconsulting.co.uk M: 07392876416

Tom Dymond MRICS E: tom@dymondpropertyconsulting.co.uk M: 07810 756 399



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