



AVAILABLE TO LET

## 74 Walm Lane

74 Walm Lane, Willesden Green, London NW2 4RA

 DUTCH & DUTCH

Retail for rent, 516 sq ft, £20,000 per annum

To request a viewing call us on 020 7794 7788

For more information visit <https://realla.co/m/44489-74-walm-lane-74-walm-lane>

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### Refurbished Retail / Office to Let on Walm Lane

74 Walm Lane is a prominent retail property previously used as an estate agents set out over an open plan retail area with a small store room, W/C and a Kitchenette to the rear.

Benefits include: a rear yard of 134 sqft, excellent ceiling height of over 13 feet, recently decorated, frontage of 18 feet.

The shop would be suitable for a number of retail or A2 office uses subject to the landlords consent.

#### Highlights

- Excellent ceiling height (13.80 feet)
- Prominent position
- Close to Willesden Green Station (Jubilee Line)
- Rear yard of 134 sqft
- No premium

#### Property details

|                    |                                        |
|--------------------|----------------------------------------|
| Rent               | £20,000 per annum                      |
| Est. rates payable | £8,520 per annum                       |
| Building type      | Retail                                 |
| Planning class     | A2                                     |
| Size               | 516 Sq ft                              |
| VAT charges        | No VAT.                                |
| Lease details      | A new lease for a term by arrangement. |

| Unit         | Floor               | Size sq ft | Status    |
|--------------|---------------------|------------|-----------|
| 74 Walm Lane | Ground floor retail | 516        | Available |
| 74 Walm Lane | Rear yard           | 134        | Available |
| Total        |                     | 650        |           |

#### More information

[Visit microsite](#)

<https://realla.co/m/44489-74-walm-lane-74-walm-lane>

#### Contact us

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Quote reference: 74 Walm Lane  
Strictly via appointment with the sole agents  
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