

# TO LET

## PROMINENT CORNER SHOP IN KENTON FOR PROFESSIONAL SERVICES/ESTATE AGENCY USE

**195 KENTON ROAD**, Harrow HA3 0HD



### Features

- 937 Sq Ft (87.05 Sq M)
- £25,000 Per Annum
- Fully Fitted Modern Interior
- No Premium
- Air Conditioned
- Parking

### Summary

#### Fully Fitted Office Space – Prime Kenton Location

A fantastic opportunity to lease a fully fitted former estate agents office in a highly visible location near Kenton Station. This modern ground-floor office spans 937 sq ft and is ideal for businesses looking to set up a branch office with minimal setup costs.

The property benefits from excellent frontage, high footfall, and dedicated parking for one car. Available by way of an existing lease for assignment.

For further details or to arrange a viewing, please contact us today.



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** info@chamberlaincommercial.com **W** chamberlaincommercial.com

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### Location

Kenton is a North West London suburb on the borders of the London Boroughs of Brent and Harrow. The area is served by Kenton Railway Station which provides a service to Watford, Queen Park, Willesden Junction and Euston.

195 Kenton Road occupies a prominent location on the corner with Draycott Avenue, close to Kenton Station and in front of a large Sainsburys supermarket.

### Description

195 Kenton Road is arranged to provide an open plan front office with further meeting rooms and staff areas to the rear. Overall the shop has a floor area of some 937 sq ft and there is the benefit of an allocated car parking space to the rear. The shop is in good condition with suspended ceilings, LED recessed lighting, air conditioning and wood flooring.

### Accommodation

#### Tenure

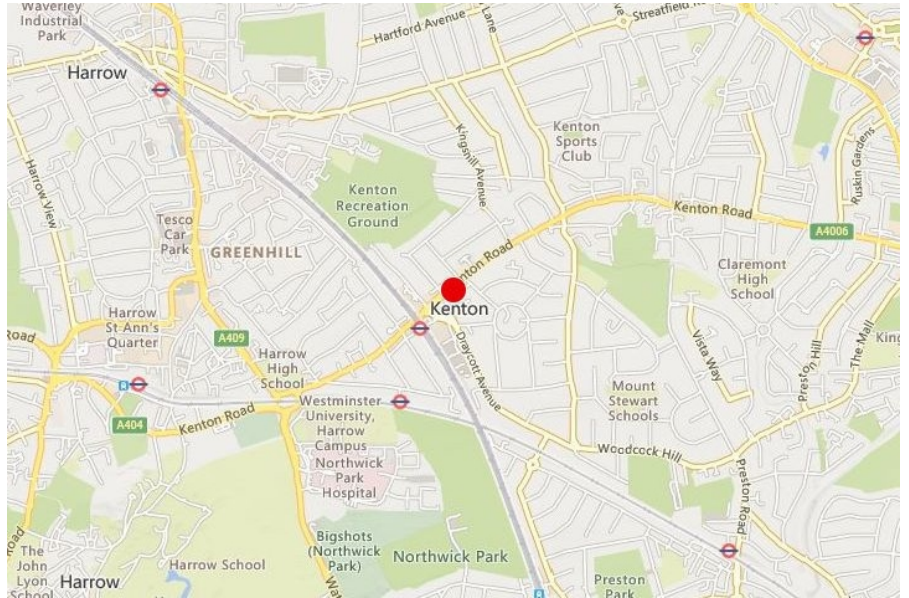
Leasehold

#### Terms

The shop is available by assignment of an existing lease on fixed non-negotiable terms as follows. A Full Repairing and Insuring lease for a term of 20 years from 13/10/16 (expiring 13/10/36). The lease has 5 yearly rent reviews, the next being due 13/10/26. There are no break options. The lease is contracted outside of the L&T Act (unprotected lease). The passing rent is £25,000 per annum.

#### Business Rates

London Borough of Brent. Rateable value £23,000  
2025/26 rates payable £12,673 before applying any discounts or relief.  
Interested parties should verify the final rates payable with Brent Council.



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### Planning

The shop has an E Class use. The permitted use under the lease is estate agency and professional services. Alternative uses may be permitted subject to Landlords consent.

### VAT

VAT may be added to the quoting rent.

### EPC

Energy Rating D.

### Legal Costs

The superior Landlords legal costs are to be paid by the incoming tenant.

### Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.

### Contact

Archie Chamberlain 0208 429 6890  
archie@chamberlaincommercial.com

Harrison Grinter 0208 429 6891  
harrison@chamberlaincommercial.com



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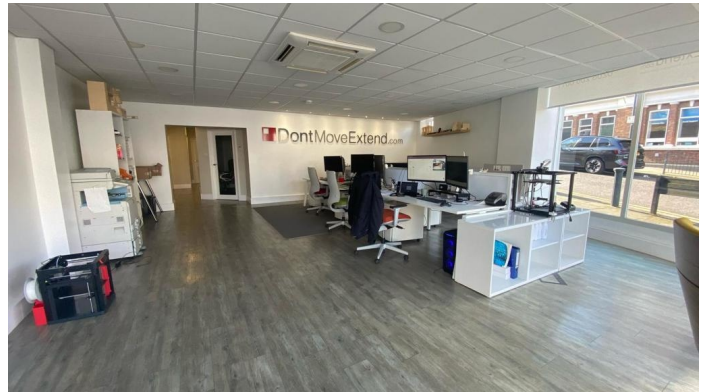
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