



AVAILABLE TO LET

## 78 Walm Lane

78 Walm Lane, Willesden Green, London NW2 4RA

RETAIL PREMISES IN WILLESDEN GREEN WITH POTENTIAL FOR  
A3 USE STPP

## RETAIL PREMISES IN WILLESDEN GREEN WITH POTENTIAL FOR A3 USE STPP

78 Walm Lane is a retail premises located in the heart of Willesden Green.

The property is arranged over a large retail area with rear storage of 463.50 sqft and benefits from air-conditioning, concrete flooring, 20 foot frontage and rear alleyway access.

The tiling on site has been uncovered following the landlords works and is believed to be from the early 1900's when the property was let to Sainsbury's supermarket.

The shop would be suitable for a number of uses subject to the landlords and councils consent.

<b>Rent</b>	£35,000 per annum
<b>Est. rates payable</b>	£14,667 per annum
<b>Building type</b>	Retail
<b>Planning class</b>	A1
<b>Size</b>	1,936.5 Sq ft
<b>VAT charges</b>	No VAT.
<b>Lease details</b>	A new Full Repairing and Insuring Lease for a Term by arrangement.
<b>EPC category</b>	C

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/45167-78-walm-lane-78-walm-lane>



Air-conditioning

---

Prominent location

---

Close to Willesden Green Station (Jubilee)

---

Quirky tiling

---

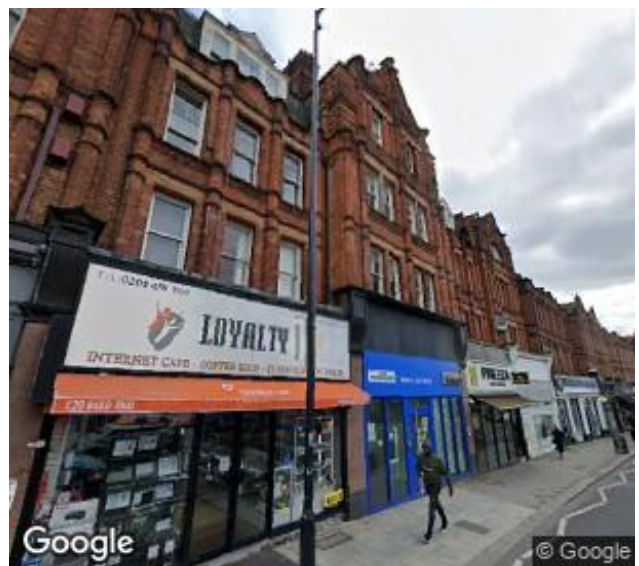
20 foot frontage

---

Landlords will consider other uses than retail Subject to  
Planning Permission



78 Walm Lane, 78 Walm Lane, Willesden Green, London NW2 4RA



Data provided by Google

### Floors & availability

Unit	Floor	Size sq ft	Status
78 Walm Lane	ground floor	1,473	Available
78 Walm Lane	storage area	463	Available
<b>Total</b>		<b>1,936</b>	

### Location overview

The property is located on Walm Lane in the Heart of Willesden Green a short distance away from Willesden Green underground station (Jubilee Line). Walm Lane benefits from a wide array of occupiers including Sainsburys Local, Natwest Bank, Costa Coffee, Foxtons and a collection of offices, cafes and restaurants

### Airports

London Heathrow 11.4m, London City 12.3m, London Luton 23.4m

### National rail

Brondesbury Park 0.7m, Cricklewood 0.8m, Brondesbury 0.9m

### Tube

Willessden Green 0.1m, Brondesbury Park 0.7m, Kilburn 0.7m

### Estimated rates

£14,667.00 per annum

### Viewings

Strictly by arrangement with the sole agents Dutch and Dutch.

### Legal costs

Each party to bear their own associated legal costs.

### VAT

No VAT.

### Planning class

A1

### Lease summary

A new Full Repairing and Insuring Lease for a Term by arrangement.

Notes:

---

---

---

---

---



☎ 020 7794 7788  
✉ info@dutchanddutch.com

Dutch & Dutch



**Peter Wilson**

☎ 020 7443 9862  
☎ 07896 678 182  
✉ peter@dutchanddutch.com

Dutch & Dutch



**Zach Forest**

☎ 020 7443 9867  
☎ 07890 209 397  
✉ zach@dutchanddutch.com

Dutch & Dutch



**TM Tony Matthews**

☎ 020 7443 9869  
☎ 07973 362 924  
✉ tony@dutchanddutch.com

Dutch & Dutch



**Robert Reiff**

☎ 020 7443 9868  
☎ 07775 605 555  
✉ robert@dutchanddutch.com

Quote reference: 78 Walm Lane

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.