

PRIME CORNER SHOP TO LET - WITHOUT PREMIUM

**42/46 KILBURN HIGH ROAD
LONDON
NW6**



Location:

The premises occupy prominent corner location on the junction with Belsize Road. The property is close to Kilburn High Road Railway Station and Kilburn Park (Bakerloo line). The property is adjoined by **Rush Hair & Beauty** and close to **Barclays Bank, Marks & Spencer, Boots the Chemist, JD Sports, Primark and Ladbrokes.**

Accommodation:

The premises are arranged over the ground floor and basement, providing the following approximate dimensions and floor areas: -

Unit 1

| | |
|-----------------------|-------------|
| Net Frontage | 27'5" |
| Return (Belsize Road) | 38'7" |
| Internal Width max | 31'1" |
| Built Depth | 51'4" |
| Ground Floor | 1,367 sq ft |
| Basement | 1,873 sq ft |

Unit 2 – LET TO RUSH HAIR & BEAUTY

Rent:

Unit 1 - £85,000 per annum exclusive.

Lease:

New lease for a term to be agreed.

Rates:

To be assessed.

Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Camden
Tel: 020 7974 6470.

EPC:

Available upon request.

Legal Costs:

Each party to be responsible for payment of their own legal costs incurred in the transaction.

Viewing:

Strictly by prior arrangement contact **David Menzies Associates** –

Nicholas Menzies

☎ 020 7491 7777

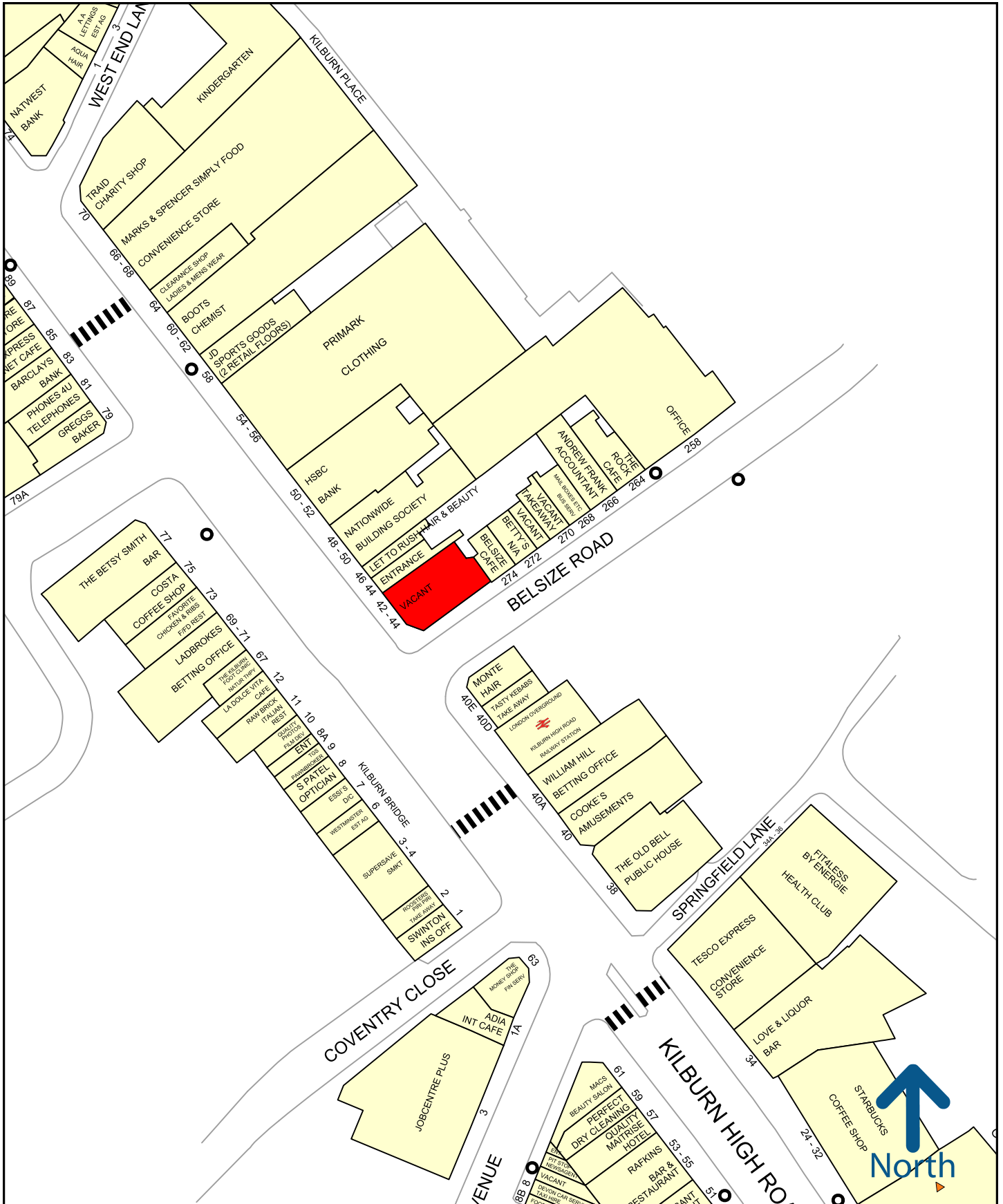
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SUBJECT TO CONTRACT & VAT



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