

# A1 RETAIL SHOP or A2 OFFICE

282 Sq. Ft. (26.19 Sq. M.) Approx.  
To Let



- Aluminium Shop Frontage with internal blinds.
- White painted plastered walls
- Wood effect flooring
- Suspended acoustic tiled ceiling
- Spot lighting

55 Walm Lane,  
Willesden Green NW2 4QR

 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW  
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The premises were previously trading as a Butchers shop but is suitable for a variety of other A1 Retail and A2 Office Uses. The approximate dimensions of the shop are as follows; Shop - Width = 12' - Depth = 23'6" providing total area of 282 sq. ft. At the rear of the shop are a small kitchenette and a WC/Washroom. Amenities include; Aluminium Shop Frontage with internal blinds. White painted plastered walls, wood effect flooring, suspended acoustic tiled ceiling with spot lighting and air-conditioning. The premises has no rear access. The shop is vacant on a new lease for a term by agreement and available for immediate occupation subject to the normal legal formalities.

## ACCOMMODATION

The approximate dimensions of the shop are as follows;

Shop - Width = 12' - Depth = 23'6"

Total area = 282 sq. Ft. (26.19 Sq. M.)

Approx.

## LOCATION

The ground floor shop situated in a prominent position in this extremely busy road, very close to Willesden Green (Jubilee Line) Underground Station.

## TERMS

The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.

## RENT

£17,000 per annum exclusive.

## BUSINESS RATES

Rateable Value: £7,600 @ .480p in £

Total Rates Payable: £3,648 per annum.

(L.B. Pf Brent - April 2017/18)

As the rateable value for the shop is below £16,000, the premises might be excluded from business rates payment.

Please verify the same with the Business Rates Department at Brent Council.

## EPC

EPC Rating: G (Over 150) 197

## POSSESSION

Immediate upon completion of legal formalities.

## VIEWING

Strictly by appointment via the vendors Sole Agents;

Dutch & Dutch

(020) 7794 7788

