


RETAIL TO LET | 925 SQ FT

# 346 HARROW ROAD, LONDON, W9 2HP

## CLASS E SHOP PREMISES LOCATED IN A BUSY MAIN ROAD TRADING LOCATION

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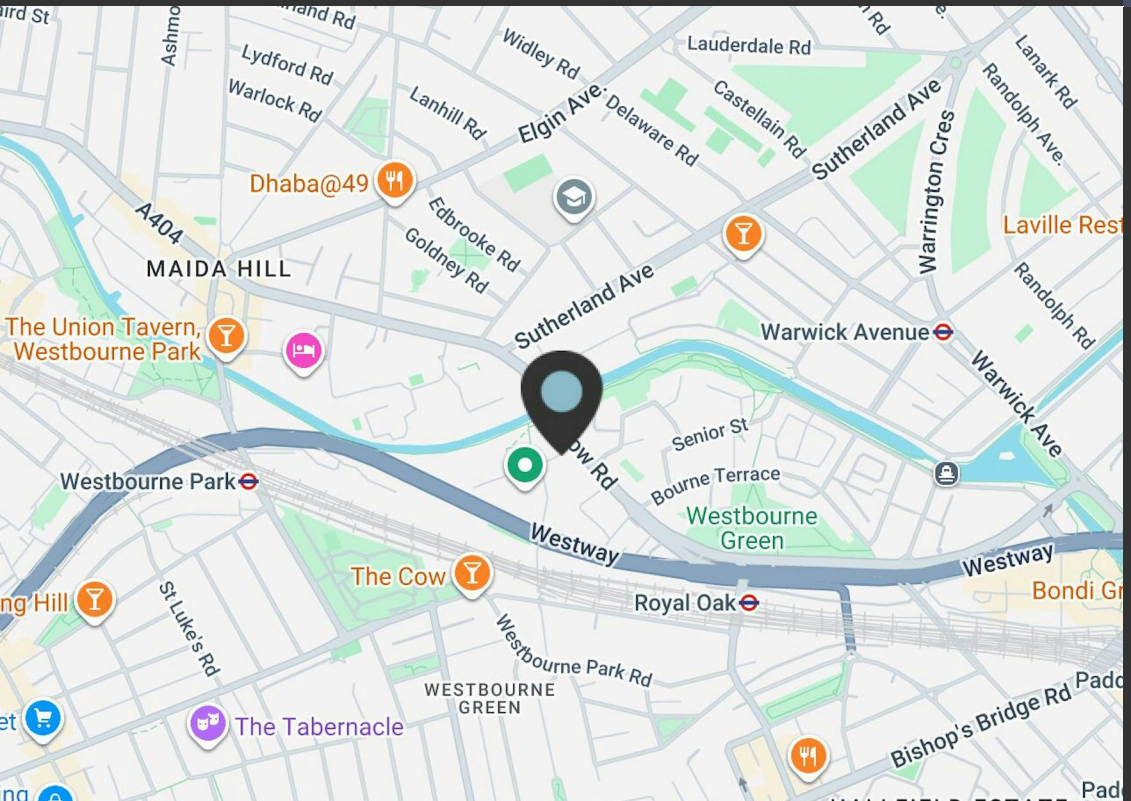
- Open Plan Retail Area
- Available immediately subject to Legal Formalities
- Suspended acoustic tiled ceiling
- 2 Air Conditioning
- 2 WC/Washrooms
- Kitchen



# DESCRIPTION

The premises comprise an open plan shop premises previously used as a Bookmaker but suitable for a variety of Class E Uses. The Shop has two WC's/Washrooms and a Kitchen at the rear of the premises.
Amenities include; Suspended Acoustic Tiled Ceiling, LED Lighting and 2 Air Conditioning Units.




# LOCATION

The premises are situated in a good main road trading location situated along the northern side of the Harrow Road, being close to the corner with Sutherland Avenue on a parade of terraced shops with Amberley Road to the south.
The A40 Westway is situated close by.


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# AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Retail Area | 925 | 85.94 | Available |

# RENT

£43,000 per annum The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.

# RATES & CHARGES

Rates payable: £10,260 per annum

# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT



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