DUTCH & DUTCH

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dutchanddutch.com



Brand new E-use class premises in the Heart of Kilburn
Self contained Ground Floor unit

289 KILBURN HIGH ROAD

NW6 7JR

Retail

TO LET

1,500 sq ft

(139.35 sq m)

- Suitable for a range of e-use classes
- Prominent brand new frontage onto Kilburn High Road
- No extraction and not suitable for restaurant use
- Internal electric shutters installed
- White boxed with wcs, air con, lighting, ready for a tenants fit out
- Small kitchen

289 Kilburn High Road, London, NW6 7JR

Summary

Available Size	1,500 sq ft
Rent	£58,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
EPC Rating	Upon enquiry

Description

Dutch & Dutch are pleased to offer a brand new prominent ground floor e-use class premises in the heart of Kilburn High Road.

This ground floor unit is completed to a white boxed condition, with lighting installed, air-conditioning, great ceiling heights, W/C's ready for a tenants desired fit out / design. There is also a heat recovery system installed, providing constant fresh airflow to the unit, in turn keeping the running costs low.

Location

Located on a busy high street with excellent footfall. The unit is also a close walk to transport links (Brondesbury and Kilburn High Road station).

Surrounded by well know traders such as MP Moran Nandos, William Hill, Cash Convertors, Fireaways, Savers, and Sainsburys.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,500	139.35	Available
Total	**1,500**	**139.35**	

Viewings

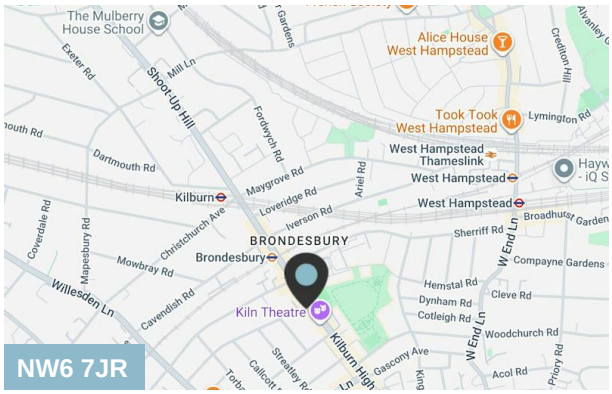
Via arrangement with Dutch & Dutch.

Terms

Generous incentives available for established operators with a proven track record.







Viewing & Further Information



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