

PRIME CLASS E OPPORTUNITY

KINGSBURY

565-565A KINGSBURY
ROAD

Description

Kingsbury is a well-established Northwest London neighbourhood, known for its diverse community, strong residential catchment and excellent transport connections. Nearby occupiers include **Tesco Express, Greggs, Costa Coffee, Iceland, Superdrug** and **Post Office**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor and comprise the following approximate area:

Ground Floor	640 sq. ft.	(59.45 sq. m)
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As part of the lease the property includes a three-bedroom flat which is accessed from the rear.

Lease

The property is available via sub-lease running for a term of years to be agreed. The lease expiry is 21 March 2034.

Rent

£36,750

per annum exclusive.



Business Rates

To be re-assessed.

EPC

A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Frankie Souto **07497 390998**

frankie.souto@greenpartners.co.uk

Freddie King **07545 386694**

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Subject to Contract

