



TO LET – RETAIL UNIT

Shop 7 & 8, Willesden Green, LONDON NW2 4QT

To Let:

- The unit is adjacent to the station entrance and has good visibility from Walm Lane.
- Great opportunity for a local independent or national retailer to capitalize on commuter trade.

Location:

Willesden Green is situated in the northwest of London on the Jubilee Line, approximately 15 minutes from Bond Street. The station located is on the boundary of Zone 2 and 3. The area and station benefits from busy commuter traffic and a good daytime footfall with active local businesses.

London Underground

Zone 2

5.3 million

Annual Station Footfall 2022





Description:

The property provides a good layout with a large glass window frontage which extends into the ticket hall. There are a wide range of occupiers in the local vicinity.

Unit Size:

Total - 345 sq ft (32.10 sq m)

Services:

- Power
- Water & Drainage

Usage:

- Food and beverage
- Retail
- Services

Lease:

- 5- or 10-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.



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