



# To let

Retail Unit 7 & 8  
Willesden Green Station  
NW2 4QT



The TfL Property Company

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.

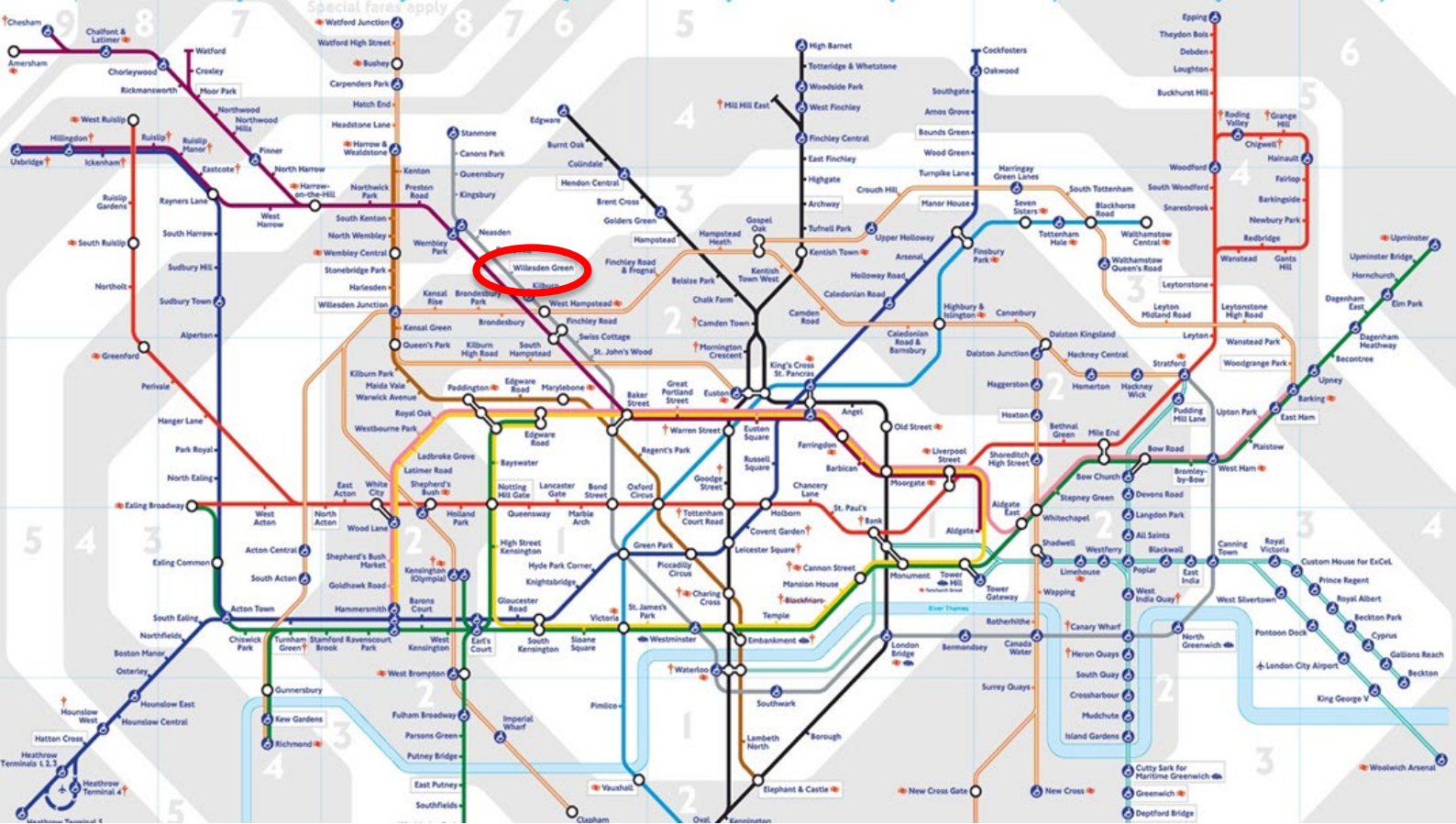
The unit is situated at the front entrance of the Station and has a good prominence on Walm Lane. The area and station benefits from busy commuter traffic and a good daytime footfall with active local businesses.

## Zone 2/3

London Underground station

## 5.4 million

Annual Station Footfall



#### Description:

The property has been newly refurbished and is located at the entrance to Willesden Green Station. It benefits from a prominent return glass frontage with direct access from the main High Street, offering excellent visibility to passing pedestrian and vehicular traffic.

#### Unit Size:

Ground 345 sq ft (32.10 sq m)

#### Services:

Power, Water & Drainage.

#### Usage:

Retail / Services / Hospitality

#### Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

#### Rent:

The rent payable to be a 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.

#### ALL ENQUIRIES:

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