



# To let

Retail Unit

576 Kingsbury Road, NW9



Kingsbury underground station benefits from over 3.37 million visitors a year and sits in the London borough of Brent in North West London. The station entrance is within a parade of shops on the south side of the A4006 Kingsbury Road, opposite Berkeley Road.

Kingsbury Road serves as the main high street, featuring a range of retail options. The high street is primarily populated with independent retailers, though it also includes well-known chains such as Costa, Greggs, Boots, NatWest, Santander and Pizza Hut.

## Zone 4

London Underground station

## 3.46million

Annual Station Footfall





#### Description:

The unit is squared-shaped and arranged over the ground floor only. The property benefits from its white box condition.

#### Unit Size:

Total: 676 sq ft (62 sq m)

#### Services:

Power, Water and Drainage

#### Usage:

Retail – Planning E consent

#### 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 £35,000 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:

Victoria Davies  
[Victoria.Davies@cushwake.com](mailto:Victoria.Davies@cushwake.com)

Alice Hershman  
[Alice.hershman@cushwake.com](mailto:Alice.hershman@cushwake.com)

