

**High Road, Willesden, NW10 £35,000 Per Annum Subject to contract**

New build basement unit available on prominent high street

Arranged as a self contained basement with separate / own entrance

## Property Overview

Overall Size --1937 sq ft

Lease -- New Lease to be agreed.

Premium -- nil

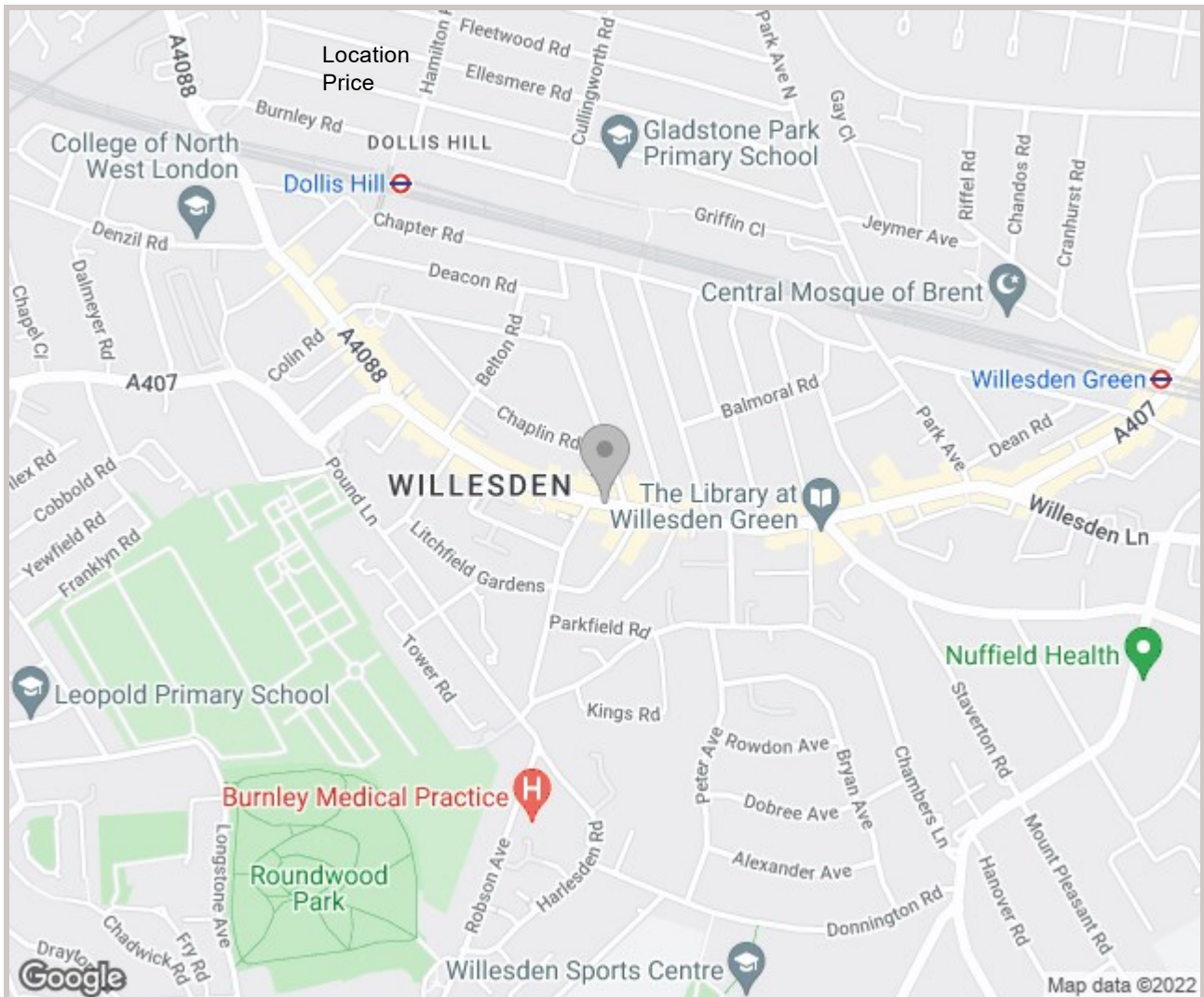
Rateable Value -- TBC

Use Class -- E - Formally A1

Council -- Brent

EPC -- A+

- Large Basement
- Rent Free Period Available
- No Premium
- Newly Renovated
- High Ceilings
- New Lease
- All Uses / Concepts Considered
- 7 Day Per-Week Pedestrian Footfall
- Must See



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).