

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

## **A1 RETAIL UNIT TO LET 125.92 SQ FT (11.90 SQ M)**



### **KILBURN PLAZA KILBURN HIGH ROAD, LONDON NW6**

**020 8559 1122**



- Location:** Situated on Kilburn High Road near the junction with Willesden Lane. Other local occupiers include Ladbrokes, KFC, Subway, Aldi and a number of independent retailers and restaurants. The nearest station is Brondesbury Network Rail and Kilburn Underground Station (Jubilee Line).
- Description:** Kilburn Plaza is a brand new commercial concept located in the busy Kilburn High Road which comprises seven independent units arranged at ground floor level with one unit currently remaining. The units are built to a high specification with lighting and security shutters. The units are also suitable for wheelchair access and have shared WC facilities.
- Areas:** Unit 5 5.00 m x 2.34 m 11.70 sq m 125.92 sq ft
- Lease:** Available on a new lease/licence for a term to be agreed at £700 pcm. The rent is inclusive of business rates and utilities.
- Reference Charge:** Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- Holding Deposit:** Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
- Viewing:** **By Appointment only via  
Claridges Commercial – 020 8559 1122  
E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)**



