

LARGE UPPER PARTS TO SUB-LET

HARLESDEN - 1st & 2nd FLOORS, 71-73 HIGH ST, NW10 4NS

**Mason
Partners**



Location

The premises are centrally located on the main thoroughfare of Harlesden High Street in the London Borough of Brent, North West London.

Accommodation

The premises are arranged over first and second floors above an Iceland food store with the approximate floor areas: -

First Floor: 8,290 sq ft (770.2 sq m)

Second Floor: 1,653 sq ft (153.6 sq m)

Total: 9,943 sq ft (923.7 sq m)

The premises also benefit from self-contained street level access off Harlesden High Street.

Tenure

The premises are available to sub-let by way of a new effective full repairing and insuring Underlease for a term of years to be agreed up to 27 February 2030.

The Underlease will be contracted outside the security of tenure provisions of The Landlord and Tenant Act 1954.

Rent

Offers invited.

Rating Assessment

Rateable Value: £51,500

Interested parties are advised to verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available on request.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

**SUBJECT TO CONTRACT & SUBJECT TO VACANT
POSSESSION**

Viewing

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