

Craven Park Road, Harlesden, London NW10 4AB

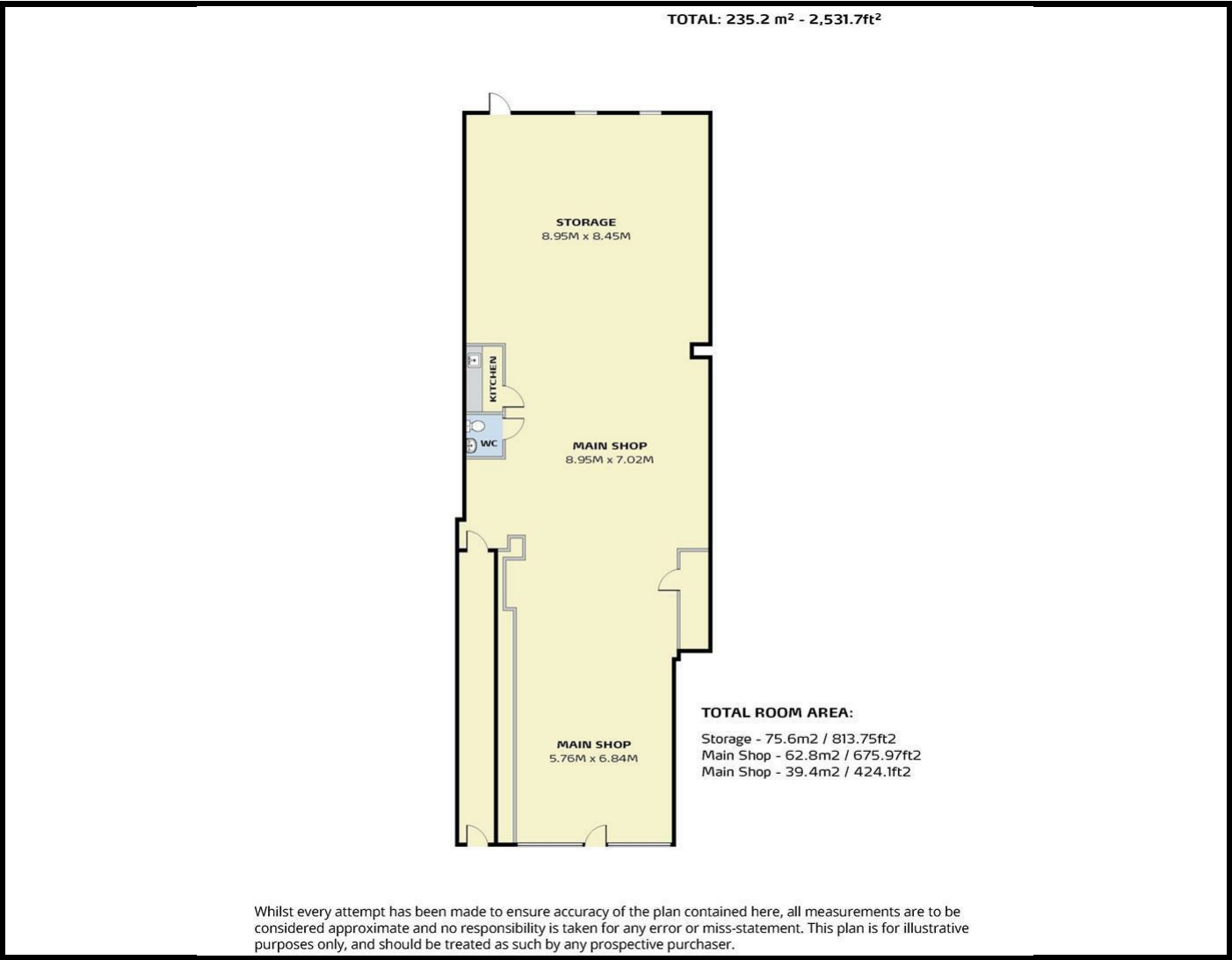
£4,041 Per Month



KEY FEATURES:

- A1 Use
- \*\*\* NO PREMIUM \*\*\*
- Spacious Shop Area
- Nearby Traders

A1 SHOP TO LET. A former gift shop, it is approximately 2550 sq ft and this premises is ideal for a variety of retail uses subject (STPP). This shop benefits from being located next to a busy high street; nearby traders include KFC, Costa Coffee, Holland & Barrett, Tesco's and Argos. Excellent transport links, minutes away from Willesden Junction Station (Zone 2 Bakerloo Line, London Overground).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.