



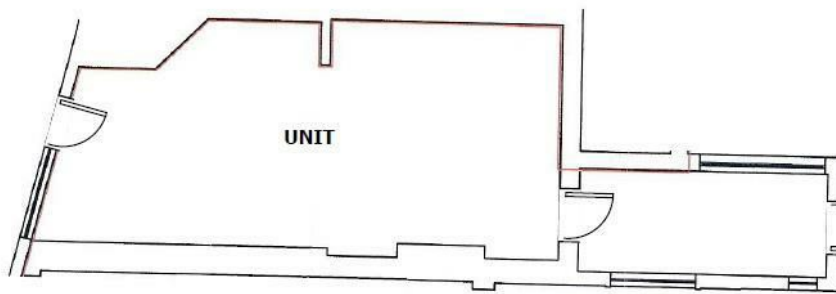
## Walm Lane, Willesden Green, NW2 £20,000 Per Annum Not specified

Rarely available on this ever-popular location enviably located opposite Willesden Green Station we are delighted to offer this shell unit suitable for a variety of uses.

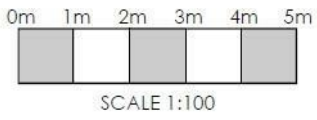
The unit offers circa 365 sq ft of open planned space ready for design for the incoming tenant. Further benefits a rear terrace

Nearby tenants include Sainsbury, Gails Bakery and a good selection of shops that all bring a good flow of consumers to the area.





**FLOOR PLAN**  
86 WALM LANE, WILLESDEN GREEN, LONDON, NW2 4QY

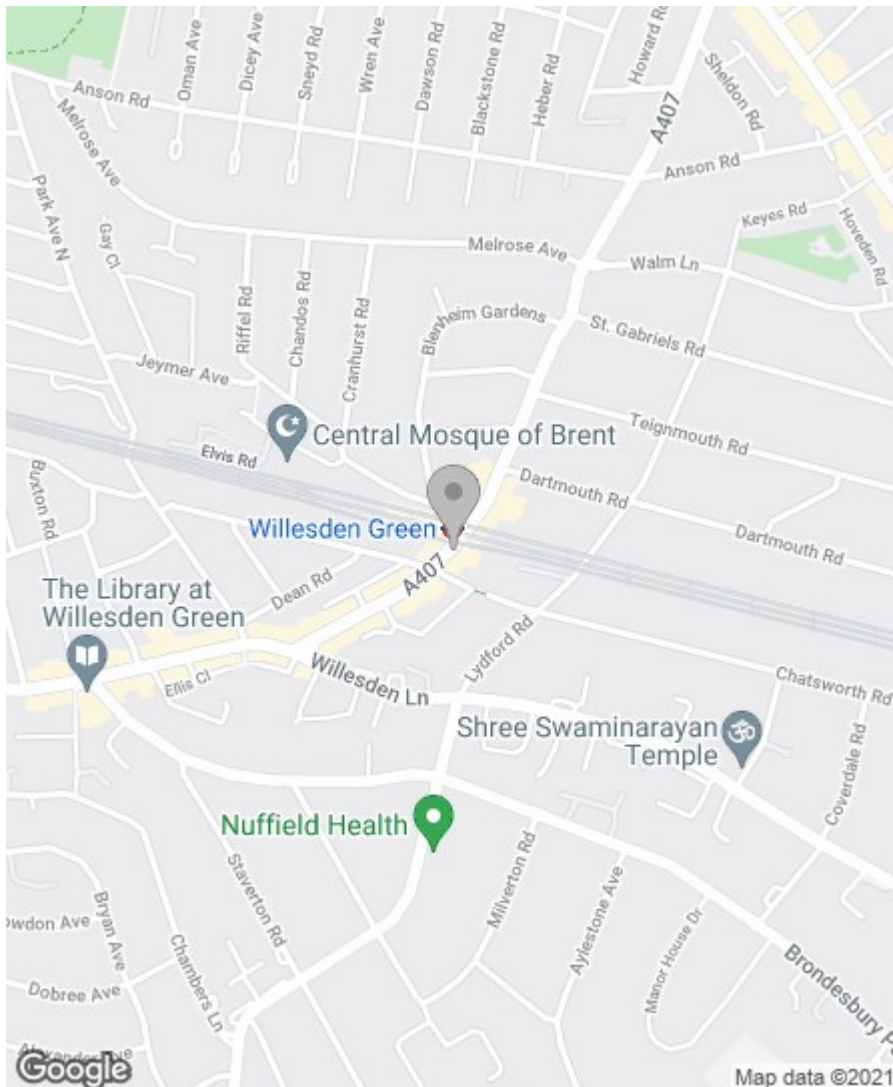


## Property Overview

Location	Willesden Green, NW2
Price	£20,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Not specified

## Key Features

- Rare Opportunity
- Rent Free Period Available
- No Premium
- Vacant Unit
- All Uses Considered
- High Ceillings
- 7 Days Per-Week Pedestrian Footfall
- Class E Use
- Must See



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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**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).

