



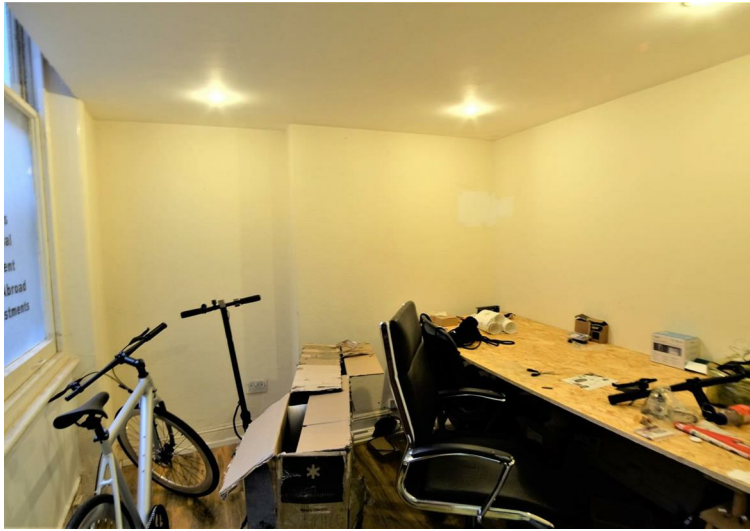
Kilburn High Road, NW6 £18,100 Unfurnished

In the heart of Kilburn, close to the the entrance to Kilburn Underground Station. Greenstone is delighted to present this prominent retail unit to rent on this very busy popular high street Offering 615 sq ft of great ground floor retail space with great window frontage this vacant class E unit is available now, without premium, needing minimal refurbishment investment.

Air Conditioning, Electronic Security Shutters and W/C already installed

New Lease terms to be agreed.

Close by neighbours include Nandos and Tesco Express bringing in a good flow of consumers to the area



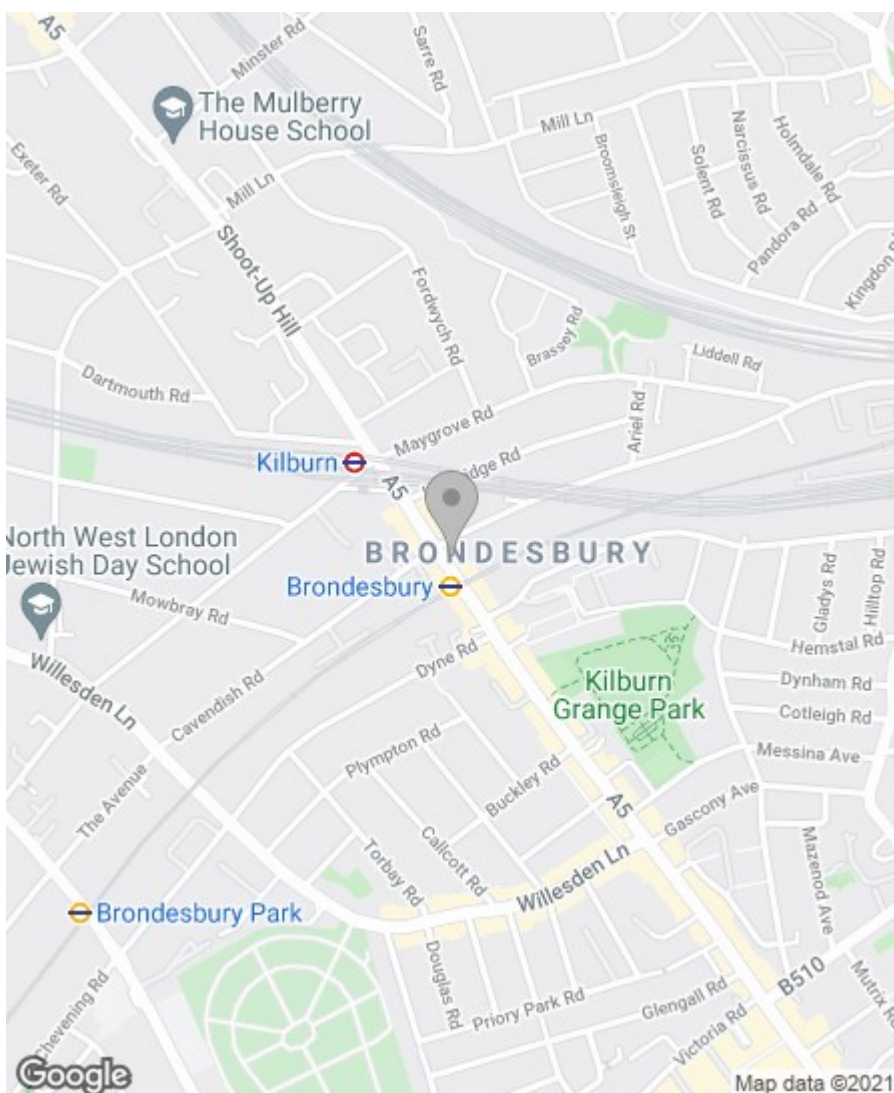
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	, NW6
Price	£18,100
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Unfurnished

Key Features

- Available Now
- Minimal Investment Required
- High Ceilings / Great Natural Light
- No Premium
- Great Location
- Rent Free Period Available
- New Lease Available
- All Uses / Concepts Considered
- Must See



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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).

