



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

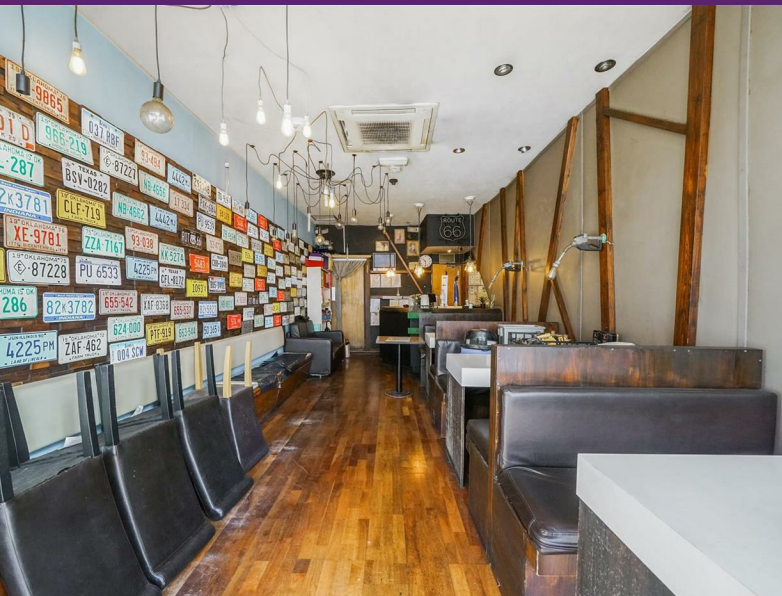
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Harrow Road, London, NW10 5NN

Asking Price £220,000

Subject to Contract

- A3 restaurant use – ideal for dine-in or takeaway
- Requires refurbishment – customize to suit your needs
- Parking available
- Two toilets (customer & staff)
- Shopfront with excellent exposure
- Ample seating capacity
- Fridges and storage rooms included



Harrow Road, NW10 5NN

A3 Restaurant/Shop for Rent or Purchase... an exceptional opportunity to acquire an 800 sq ft commercial unit with A3 restaurant use, ideally located on the busy Harrow Road, NW10. With a large shopfront offering excellent exposure, this space is perfect for a restaurant, café, or takeaway business. The unit includes ample seating capacity, fridges, storage rooms, and two toilets (customer & staff).

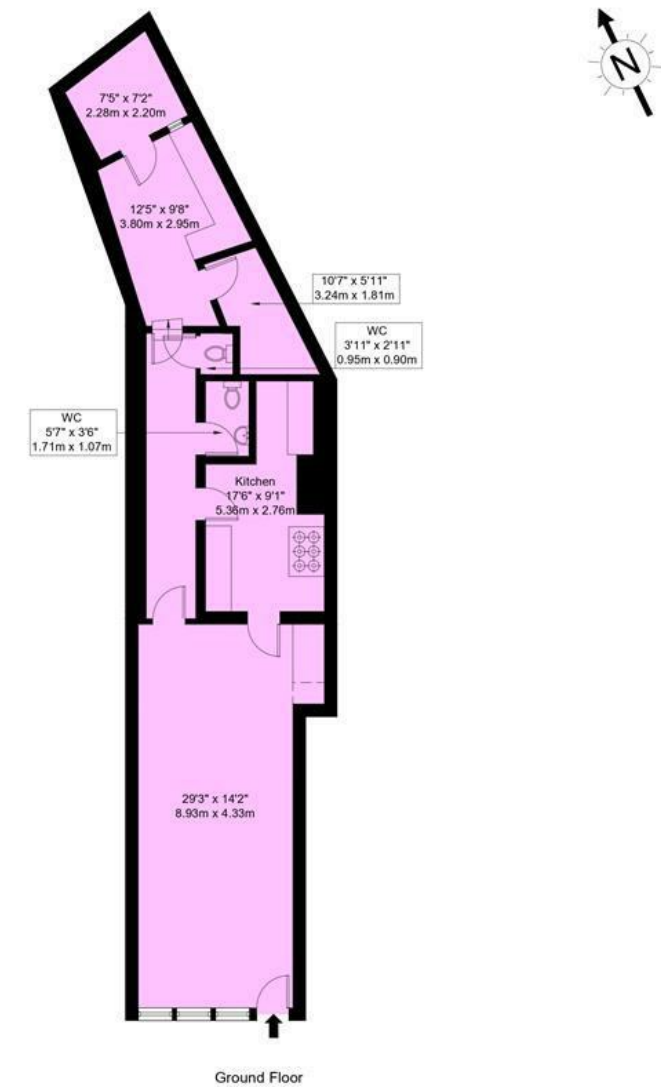
The property requires refurbishment, making it a great opportunity to customize the space to suit your business needs. Parking is available, adding to the convenience for both customers and staff.

Situated near Willesden Junction & Kensal Green stations, this location benefits from excellent transport links and is in close proximity to the upcoming Crossrail & HS2 developments, ensuring increased footfall and long-term business growth potential.

Available immediately for rent or purchase.

Harrow Road, NW10 5NN

Approx Gross Internal Area = 78.26 sq m / 842 sq ft
 Restricted Head Height = 0.36 sq m / 3 sq ft
 Total = 78.62 sq m / 846 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Freehold

Price Asking Price £220,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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