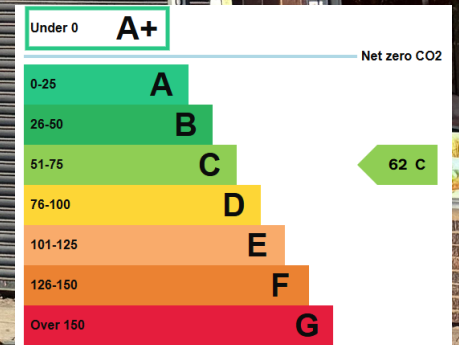


72-74 Dudden Hill
Lane, Dollis Hill,
NW10 1DG

1,575 sq ft - Class E
Restaurant with extraction
Offers invited from
£45,000 PAX
Available Now

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LOCATION:

The property is conveniently located within a 10 minute walk from Dollis Hill and Neasden Stations providing quick access to the Jubilee Line.

It is also served by well connected local bus routes and the A406 is only a few minutes' drive away providing excellent access to north west London and beyond.

ACCOMMODATION:

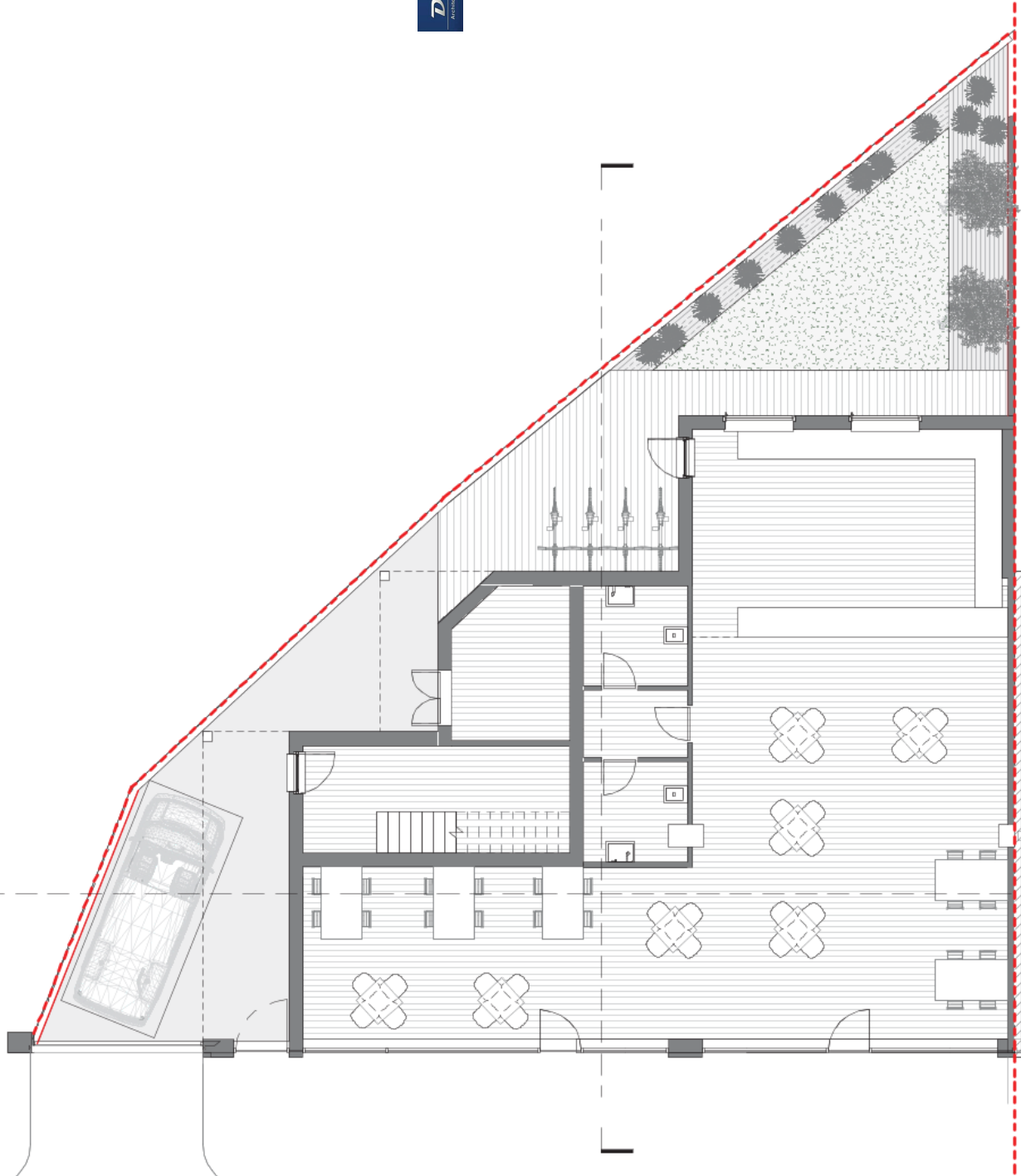
The property has been used as a restaurant and has full extraction. There is a three-phase electricity supply. The property is of a good standard and includes floor tiles, spot lights and dedicated cooking area at the rear of the unit. (1,575 sqft).



USE:

Class E - Suitable as Restaurant, Retail, Offices or other use.

There is a wide variety of shops, restaurants and amenities along Dudden Hill.



<u>Demise</u>	<u>Size (sqft)</u>
Kitchen area	333
Restaurant	1011
Female WC	53
Male WC	53
Lobby	36
Storage	86
Total	1575

Rent Per Annum:

Offers invited from £45,000 per annum, exclusive.

INSURANCE:

To be announced

SERVICE CHARGE:

To be announced

BUSINESS RATES:

Interested parties are advised to confirm business rates payable with the London Borough of Brent.

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred.

