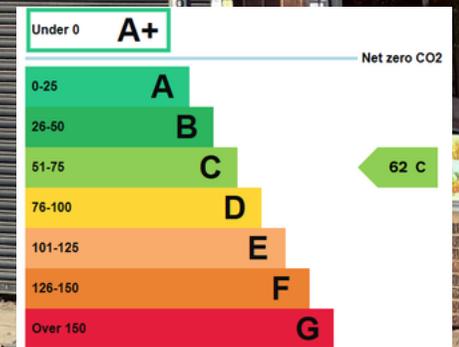


72-74 Dudden Hill Lane, Dollis Hill, NW10 1DG

1,575 sq ft - Class E
Restaurant with extraction
Offers invited from
£40,000 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:

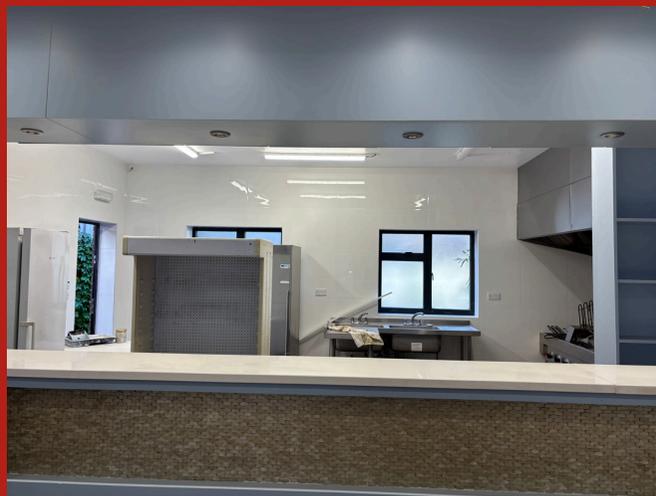
The property has been used as a restaurant and has full extraction. There is a three-phase electricity supply. The property is of a good standard and includes floor tiles, spot lights and dedicated cooking area at the rear of the unit. (1,575 sqft).



USE:

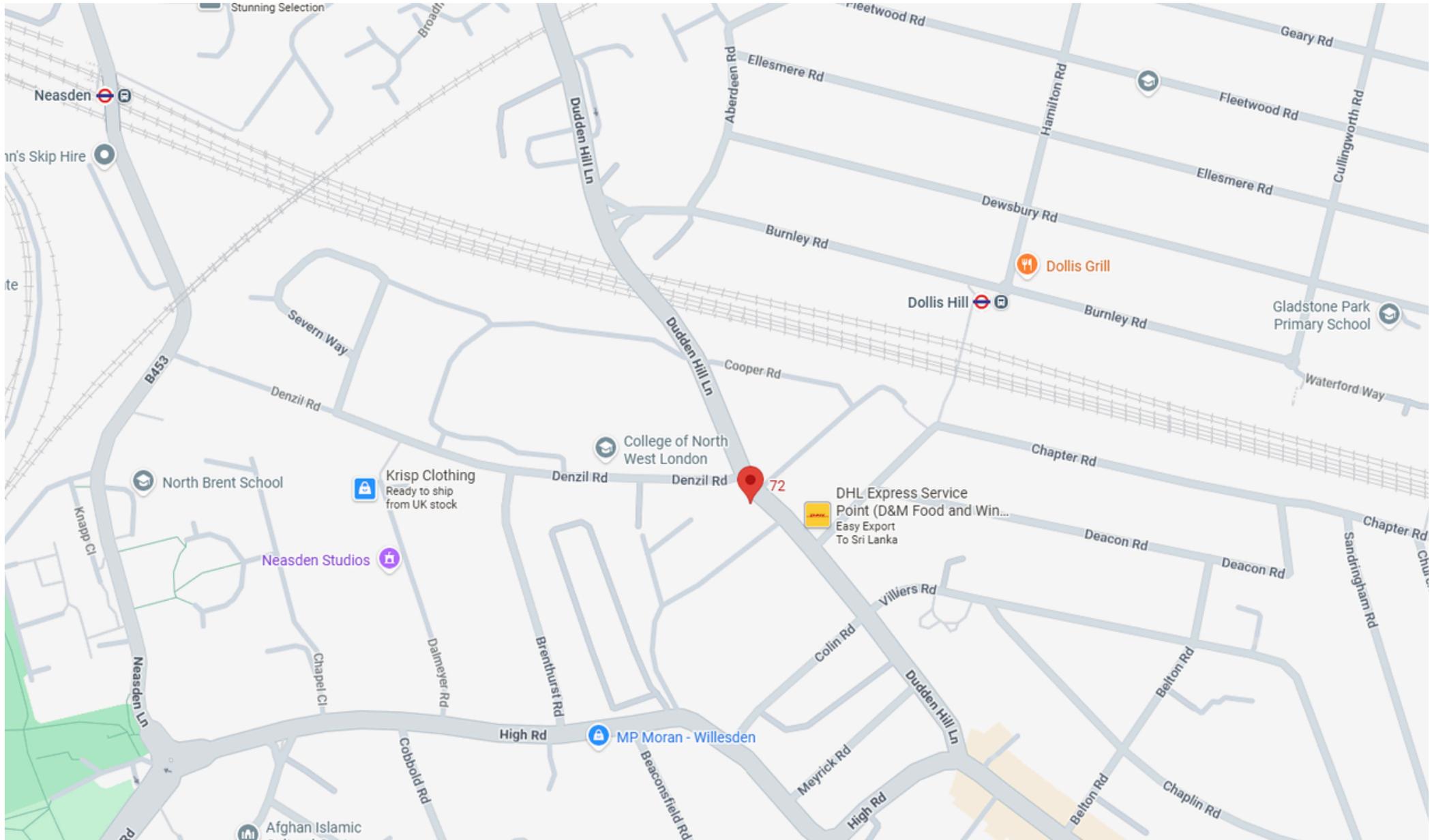
Class E - Suitable as Restaurant, Retail, Offices or other use.

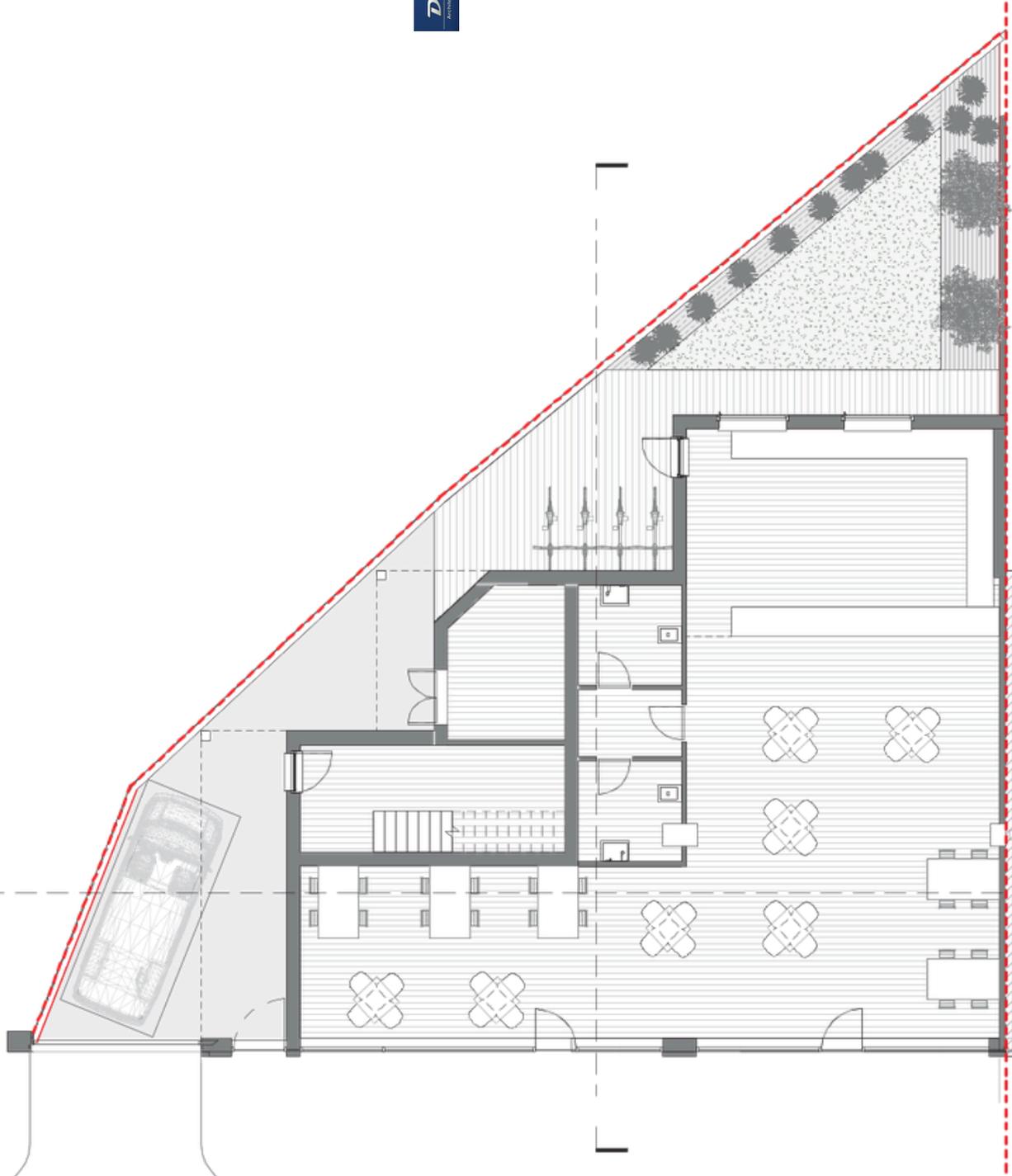
There is a wide variety of shops, restaurants and amenities in the vicinity.



LOCATION

Being just minutes from the College of North West London, and North Brent School, the property has huge potential for a grab and go food store with hundreds of students walking past daily.





<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 £40,000 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.

