



33 Blackbird Hill, Neasden, NW9 8RS

£27,000 Per Annum

MAPESBURY

Must be seen £27,000 per annum

- Commercial Retail Space
- Prime Location
- Modern Turn-Key
- Former Minimarket
- Double Fronted
- Electric Shutter
- Excellent Bus Links
- New Lease Available
- Rent: 26K Per Annum
- Size: 709 Sq Ft

To Let, New retail premises (former minimarket) available for assignment of new lease in Blackbird Hill, Neasden.

This turn-key shop is fully tiled throughout and comprises of a large double shop-front entrance with electric shutter, a large retail space and a second room at the rear leading onto a fully tiled WC.

Rent: £26,000 Per Annum
5 years upper rent review
New Lease of 15-20 years

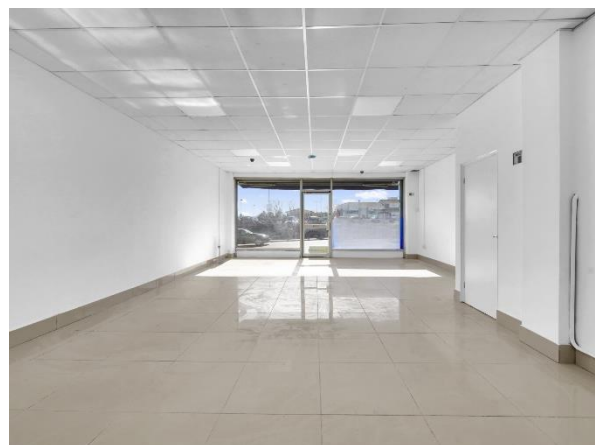
Size: 709 Sq Ft (65.9 Sq M).
EPC: 40

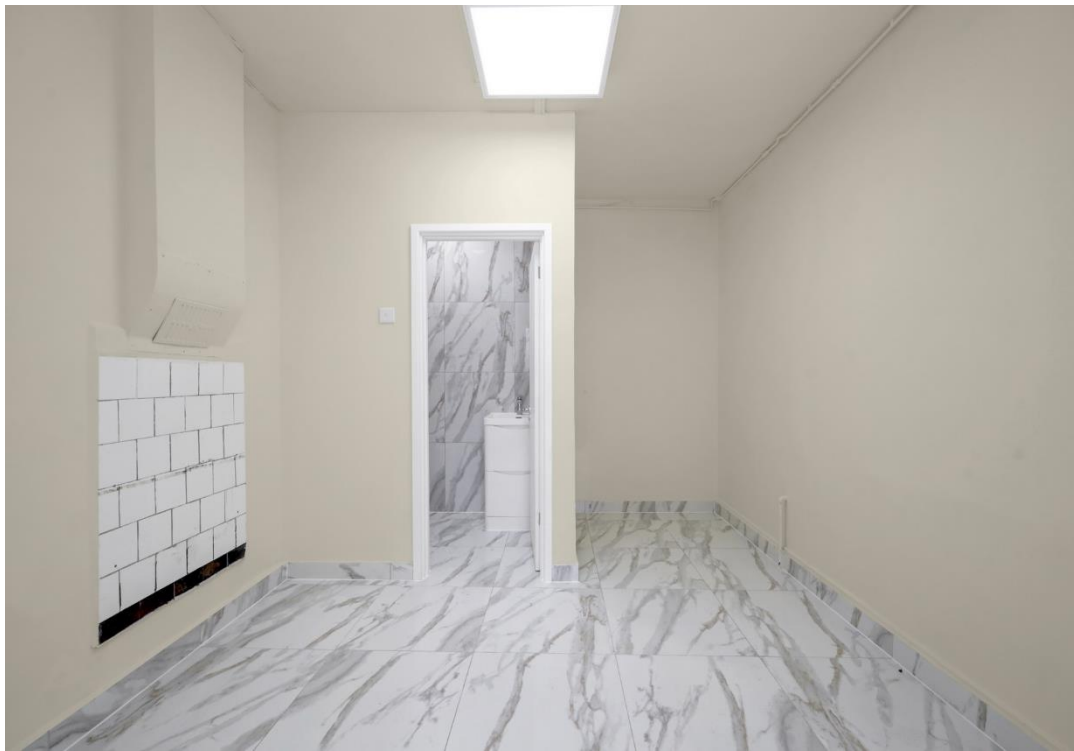
New Lease is available for assignment

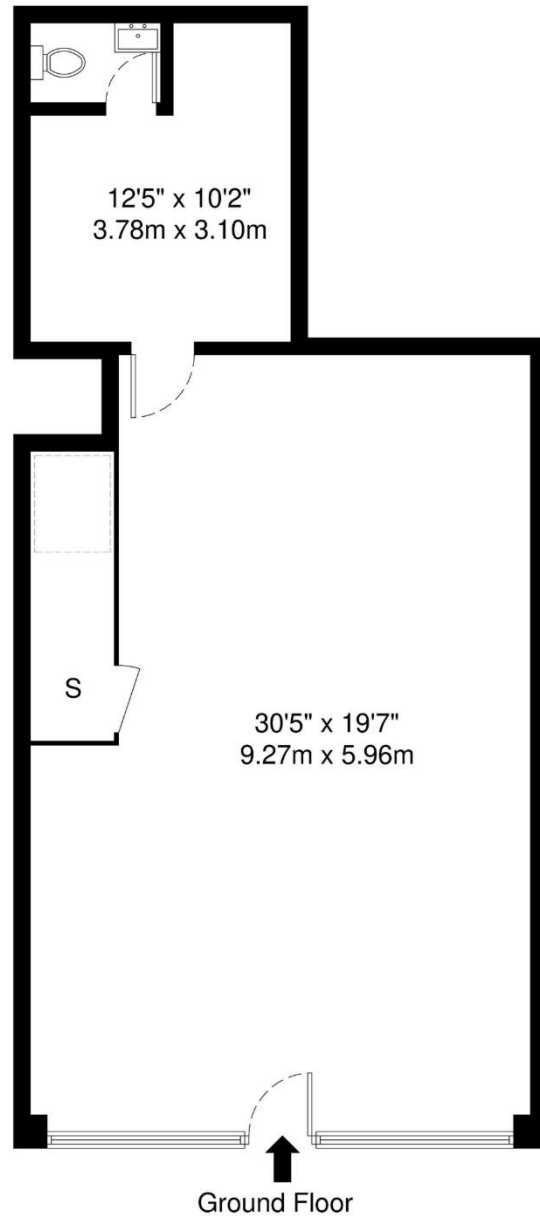
Located close to Wembley Park Underground Station (Jubilee Line, Metropolitan Line)

Bus Links: 182, 245, 297, 302, N98

All viewings strictly via prior appointment with Mapesbury.







GROSS INTERNAL AREA (GIA)
The footprint of the property
65.9 sq m / 709 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.5 sq m / 37 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.2 sq m / 12.9 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

Very energy efficient - lower running costs

A+

net zero CO₂ emissions

0 - 25

A

26 - 50

B

51 - 75

C

76 - 100

D

101 - 125

E

126 - 150

F

Over 150

G

Not energy efficient - higher running costs

40

This is how energy efficient the building is

England, Scotland & Wales

EU Directive
2002/91/EC



MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk