



Prominent E Class Unit In Kenton Approx. 51 M² – 552 Sq Ft **NEW LEASE**

321 Kenton Road, Kenton, Harrow, Middx. HA3 0XN

- Location:** Situated in a prominent position on this busy vehicular thoroughfare where other tracers include Hena Hair & Beauty, Salter McGuinness Estate Agents, Travel Hub Travel Agents and Comfy Beds.
- Accommodation:** Comprises a ground floor E Class unit with a good window frontage.
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|---------------------|----------------------------------|
| Internal Width | 4.82m |
| Retail Depth (Max): | 7.00m |
| Built Depth: | 10.50m |
| Total Net Area: | 51m² 552 sq ft |

- Amenities:** Good Window Frontage
Security Shutter
Suspended Ceiling with LED Lighting
Tiled Flooring
Gas Heating
3m Ceiling Height
- Lease:** New lease for a term by arrangement on full repairing and insuring basis
- Rent:** **£16,950 p.a.x..** VAT is not applicable
- Business Rates:** **R.V £11,500. This is not what you pay. Those eligible for small business rates relief may have a zero rates bill.** Please check the sum payable with Brent Rates department.
- Rent Deposit:** The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.
- Service Charge:** The tenant will be liable to contribute towards any external repairs to common parts of the building (if any).
- Legal Costs:** Each party is to pay their own legal costs.
- References:** A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.



