

# 47/51 HIGH STREET HARLESDDEN, NW10 4LS

TO LET



- Under the new E Use Class, the property could be used as a shop, cafe, restaurant, nursery or gym without the need for a planning application
- Nearby retailers include Superdrug, Holland & Barrett, Specsavers, Iceland and Tesco

JACKSON  
CRISS

# 47/51 HIGH STREET, HARLESDEN, NW10 4LS

TO LET

## DESCRIPTION

The premises is located on the main thoroughfare of Harlesden High Street in the Borough of Brent in North West London. It is arranged over the Ground, First and Second Floors. There is a service area to the rear which has the potential for shared access, subject to necessary third party consent.

Harlesden High Street is in the vicinity of multiple car parks and bus stops creating transportation links in and out of the area. It is also only 0.5 miles from Harlesden train station with key routes into Central London:

20 minutes to London Euston (Lioness line)  
16 minutes to London Paddington (Bakerloo line)

## TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Available upon request.

## VIEWING

For an appointment to view, please contact:

Adam Rawcliffe  
07968 474 988  
arawcliffe@jacksoncriss.co.uk

Subject to Contract & Vacant Possession

JACKSON  
CRISS

## FLOOR AREA

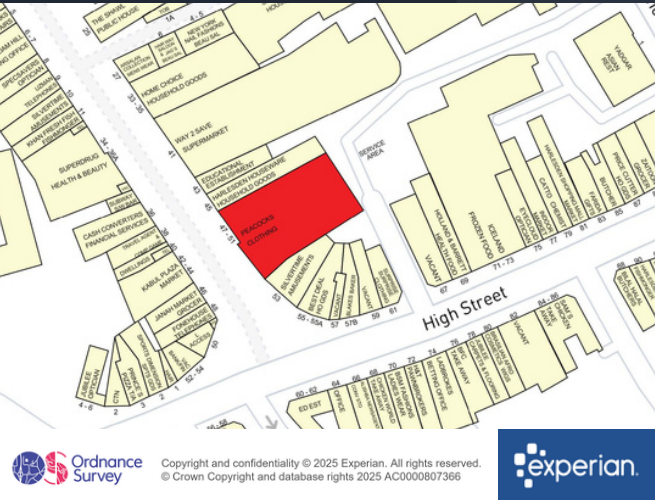
| Floor        | Size (Sq Ft) | Size (Sq M) |
|--------------|--------------|-------------|
| Ground Floor | 6,629        | 615.85      |
| First Floor  | 4,868        | 452.25      |
| Second Floor | Unused       | Unused      |

## RENTAL

£175,000 pax.

## RATEABLE VALUE

£130,000 (2026 assessment).



## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.