

Retail/Leisure Unit

47-51 High Street, Harlesden, NW10 4LS

Ground Floor: 6,629ft² (615.85m²)

First Floor: 4,868ft² (452.25m²)



To Let – Subject to Vacant Possession



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Location

Harlesden is a vibrant, densely populated town centre in the London Borough of Brent, around 6 miles north-west of Central London. The High Street forms the core retail pitch, with occupiers close by including **Superdrug**, **Holland & Barrett**, **Specsavers**, **Iceland** and **Tesco**.

The unit sits in a prominent trading position on the High Street and extends across the ground, first and second floors. A rear service yard offers potential for shared access, subject to obtaining any third party consents required.

Harlesden Station, served by the Bakerloo and Lioness lines, is roughly half a mile away with direct links to London Paddington and London Euston. The town also benefits from a number of bus routes and public car parks nearby.

Accommodation

The unit provides the following approximate internal floor areas:

Net Internal Areas	SQ FT	SQ M
Ground Floor	6,629	615.85
First Floor	4,868	452.25
Second Floor (remote access)	1,684	156.45
Total	13,181	1,224.55

Rent

The unit is offered on a new lease on effectively full repairing and insuring terms, for a term to be agreed, incorporating upward only rent reviews every five years.

Quoting rent **£175,000 per annum** exclusive

Service Charge

Further details can be provided on request.

Business Rates

The premises is assessed as follows:

Rateable Value: £130,000

UBR (2026/2027): 0.43

Rates Payable: £55,900

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Both parties are to bear their own legal costs incurred in this transaction.

EPC Rating

Available on request.



Click [here](#) for
Google map link

Viewing

Viewings are strictly by appointment only.
To arrange an inspection, please contact:

Rory Gittins
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07721 127212

Rosie Civil
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Or joint agent at Jackson Criss:

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