

To Let
Ground & first floor premises
374 Station Road, Harrow, Middlesex, HA1 2DE



LEASE:

The property is available on a new lease, for a term of years to be agreed.

RENT:

Rent upon application.

USE:

A1, A2 and A5 use.

Existing A1 retail or A2 office use is permitted.
An application for A5 has been submitted

LOCATION:

Ground and first floor retail unit situated in a secondary position. Close proximity to St. Ann's Shopping Centre. The property is subject to good amounts of passing footfall due to its close proximity to all amenities and Harrow on the Hill train station. Occupiers in the vicinity include Iceland, BetFred, Barclays and McDonalds.

DESCRIPTION:

The premises comprise ground floor retail unit previously used as an office. To rear is staff kitchen and toilet. The first floor is open plan with window to front. Floor plans are available on request.

ACCOMMODATION:

Ground floor area:	480 sq.ft
First floor area:	465 sq.ft
Total area:	1076 sq.ft

RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £26,750 with rates payable for 2019/2020 of £13,134 per annum.

LEGAL COSTS:

Each party to bear their own.

EPC

Available upon request.

VIEWING:

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