

FOR SALE / TO LET

PRIME TOWN CENTRE OFFICE SPACE FOR SALE OR TO RENT

2ND FLOOR

38-44 St. Anns Road, Harrow, HA1 1LA



- **2,900 Sq Ft (269.41 Sq M)**
- **Includes Large Roof Terrace**
- **Development Potential**
- **Own Entrance on St Anns Road**
- **Private Lift**
- **Suitable for all E Class uses**

For further information please contact:

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COMMERCIAL

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LOCATION

Harrow is a busy town located 14 miles north west of Central London. St Anns Road is Harrow's prime pedestrianized area with two covered shopping centres, VUE cinema and many large store national retailers. Harrow-on-the-Hill tube station (Metropolitan and Mainline) is very close by and there is also an abundance of public car parking.

DESCRIPTION

A commercial space in prime location in Central Harrow offering 2,900 sq ft of built accommodation together with an external terrace of a further 2,500 sq ft. The property is on the 2nd floor above the new B&Q unit on St Anns Road. The unit has its own ground floor entrance with large signage space, which leads to an entrance lobby with a private lift and stairs to the 2nd floor. Currently arranged as offices but has E class planning consent. The property may also lend itself to a restaurant, gym, clinic or creche.

TERMS

The premises can be leased or purchased. Available by way of a new lease for a term to be agreed. Alternatively the property can be purchased on a new 999 year lease. Rent and sale price upon application. Offers invited.

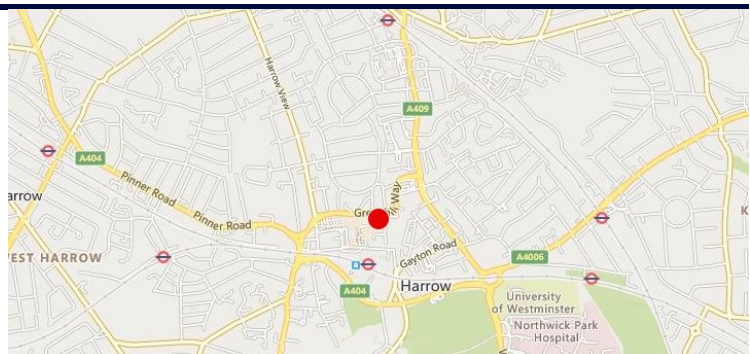
PLANNING

The property has planning to build over the roof terrace and also to add additional floors. Harrow Council Planning Ref P/0572/20 There is scope for residential conversion subject to planning.

VIEWINGS

Strictly by prior appointment via sole agents Chamberlain Commercial.

Contact Tony Chamberlain 07817 077077



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