

TO LET

LOCK UP SHOP IN STANMORE AVAILABLE TO LET

30

Stanmore Broadway, Stanmore, HA7 4DW



- **749 Sq Ft (69.58 Sq M)**
- **Located within affluent High Street**
- **Great Public Transport Links**
- **Walking distance from Stanmore Station**

For further information please contact:

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Chamberlain
COMMERCIAL

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LOCATION

Located within the affluent High Street of Stanmore, this lock up shop is located within the busy Broadway Parade. Neighbouring occupiers are a mix of national and independent retailers and include Nandos, Sainsburys, Savers, Card Factory and Lidl. The area benefits from good public transport links with buses to Harrow Bus Station, Watford Junction, Edgware Station and Brent Cross. Stanmore Station (Jubilee Line) is a short walk from the property. Public parking is plentiful.

DESCRIPTION

A lock up shop occupying a prime corner position on The Broadway in Stanmore, next to the access road to a public car park. The shop is 749 sq ft and currently fitted as a hair salon, but suitable for all other retail uses.

The landlords will not permit restaurant or take away use.

TERMS

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed. The rent is £37,500 per annum payable quarterly in advance. The Landlord will also require a rental deposit.

BUSINESS RATES

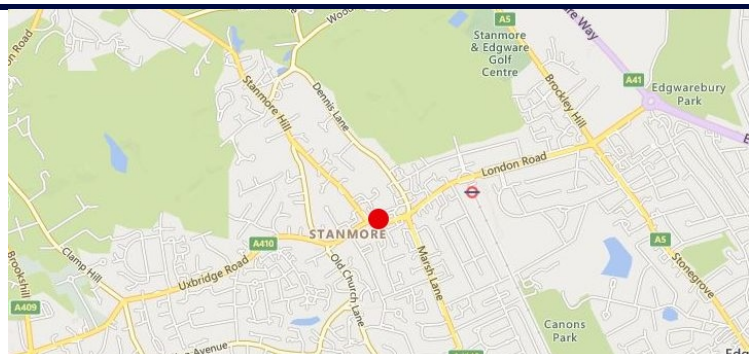
To be separately assessed. Estimated Rateable value is £33,380 and rates payable will be approx. £16,656 for 2023/24.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.



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