

# TO LET

## PRELIMINARY DETAILS

LARGE TOWN CENTRE RETAIL UNIT WITH ANCILLARY FIRST FLOOR  
SUITABLE RETAIL, GYM, INDOOR LEISURE, PUB OR MEDICAL CENTRE.

**NEW LOOK UNIT** 273 Station Road, Harrow HA1 2TB



## Features

- 13,500 - 27,000 Sq Ft (1,254.15 - 2,508.3 Sq M)
- £250,000 Per Annum
- Good Rear Loading
- New Lease Available
- Close to Public Car Park

## Summary

An opportunity to rent a large retail unit in Harrow Town Centre consisting of ground floor retail space of 13,500 sq ft with a further first floor space of 13,500 sq ft providing retail and ancillary space.

The property is available to lease as a single store or can be divided into separate ground and first floor units.

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### Location

Harrow is a North West London Borough with a population of approx. 250,000. The town centre has 2 covered shopping centres and excellent public transport links and parking capacity. Harrow-on-the-Hill station is on the Metropolitan Line and Chiltern Line with fast link trains to Central London within 15 minutes.

The property is part of a retail terrace parade and sits adjacent to Public House and the former Debenhams Department store, which is currently being repurposed for mixed use. To the rear of the property and easily accessed is the Greenhill Way public car park, with 1 hour free parking.

### Description

The New Look Unit is a terrace retail store with further retail space on first floor level, plus ancillary storage, offices and staff facilities. There is good loading facilities to the rear of the property with a dedicated yard area, loading bay doors and goods lift.

The accommodation is split equally over ground and first floor level, with each floor being approximately 13,500 sq ft.

The unit can be leased in its entirety or can be split to accommodate an occupiers needs. See planning notes.

### Tenure

Leasehold

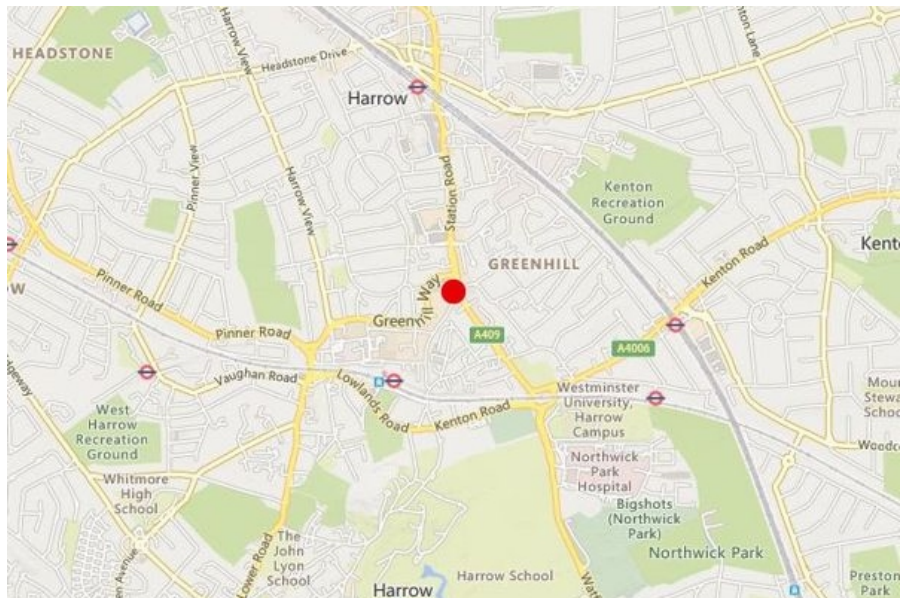
### Terms

The entire unit is available on a new lease for a length of term to be agreed. The rental for the entire property is £250,000 plus VAT per annum, payable quarterly in advance.

Alternatively the ground and first floor can be leased separately. Rental quotes are available for individual floors.

### Business Rates

London Borough of Harrow. Business rates payable for the entire property £56,350 for 2023/24. Individual assessments will be required for split accommodation.



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** info@chamberlaincommercial.com **W** chamberlaincommercial.com

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### Planning

The property benefits from an E class planning use over both floors and is suitable for retail, medical, restaurant, gym or indoor recreational use. Other uses such as education, place of worship, community hall, pub or drinking establishment may be possible, subject to Local Authority consent.

### VAT

The property is elected for VAT.

### EPC

Energy Rating D

### Viewing

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Tony Chamberlain - 07817 077077

### Contact

Tony Chamberlain 07817 077077  
tony@chamberlaincommercial.com



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