

TO LET

DOUBLE WIDTH SHOP/SHOWROOM WITH REAR INDUSTRIALWAREHOUSE UNIT

HERIOTS PATISSERIE UNIT 20-22, Headstone Drive, Wealdstone, Harrow HA3 5QH



Features

- 1,894 Sq Ft (175.95 Sq M)
- £44,900 Per Annum
- Suitable for Other Uses
- 8m Frontage
- 3 Car Spaces
- Convenient Public Parking
- Close to Harrow & Wealdstone Station

Summary

A great opportunity to lease a shop/showroom unit with an adjoining industrial warehouse space in Harrow & Wealdstone.

The unit has traded for many years as Heriots Cakes and has a modern shop-fit for a patisserie and coffee shop, with the rear unit fitted and operational as a centralised commercial bakery.

The property is ideal for a catering business or an alternative use such as a showroom, carpet store, trade counter or possibly a community based use (subject to Landlords consent).



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

The property is located in the heart of the Wealdstone regeneration area where over 2,000 new homes are being developed. Also nearby is Harrow & Wealdstone station which offers a fast train service to Central London Euston within 15 minutes.

Description

The relocation of Heriots Cake business presents an excellent opportunity to lease a production space fronted by a double width retail unit. The current configuration provides a commercial bakery of 1,500 sq ft production area together with a retail space of 300 sq ft. The unit could be changed to a larger retail space or fully opened up as a showroom.

Tenure

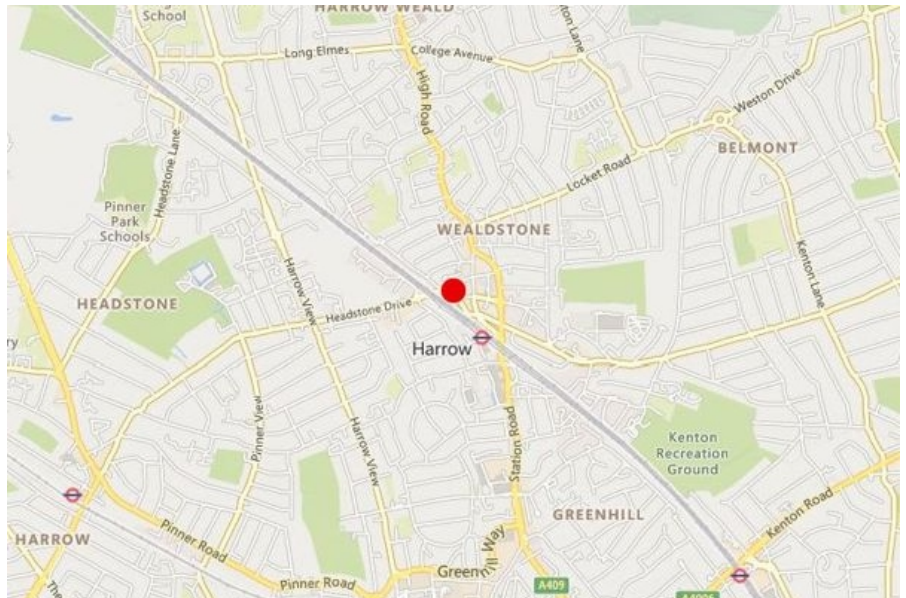
Leasehold

Terms

The property is available by way of an existing Full Repairing & Insuring lease for a term of 15 years from 12th May 2018. The rent reviews are every 5 years and the rent has just been set at £44,900 per annum until 2028. A longer lease could be available from the Landlord. NB the rent is not negotiable.

Business Rates

London Borough of Harrow. Rateable value £26,500
Rates payable for 2023/24 £13,223.



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EPC

Energy Rating B

Legal Costs

The incoming tenant will be responsible for the Landlords legal costs.

Viewing

Strictly by prior appointment via Chamberlain Commercial. Call 0208 429 6899.
info@chamberlaincommercial.com



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