

# FOR SALE

SHOP WITH LARGE 4 BEDROOM SPLIT LEVEL FLAT WITH SCOPE TO CONVERT & EXTEND.

346 & 346A PINNER ROAD , North Harrow, Harrow HA1 4LB



## Features

- 500 - 2,000 Sq Ft
- Offers invited on £875,000
- In Need of Refurbishment
- Scope for Redevelopment

## Summary

For Sale with vacant possession is this shop and upper part which offers potential to create a new development consisting of a ground floor shop/office with 4 flats (subject to planning permission).

The property currently consists of a large shop with a 4 bedroom flat above over first and second floors, which is in need of refurbishment.

Offers invited.



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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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## Location

North Harrow is a busy London suburb in the Borough of Harrow, which is served by North Harrow Underground Station (Metropolitan Line). On Pinner Road and Station Road is a wide range of shops and restaurants including Costa Coffee, Tesco Express and a 24 hour THE GYM.

## Description

This property is a larger than average shop and upper part arranged over ground and 2 upper floors with rear parking via a service road. The property is in a great location, close to North Harrow Tube Station and in a prominent retail position.

Currently arranged as a small ground floor commercial unit leading to a ground floor 1 bedroom flat. The upper parts consist of a 4 bedroom duplex flat. The property has 2 Land Registry Titles.

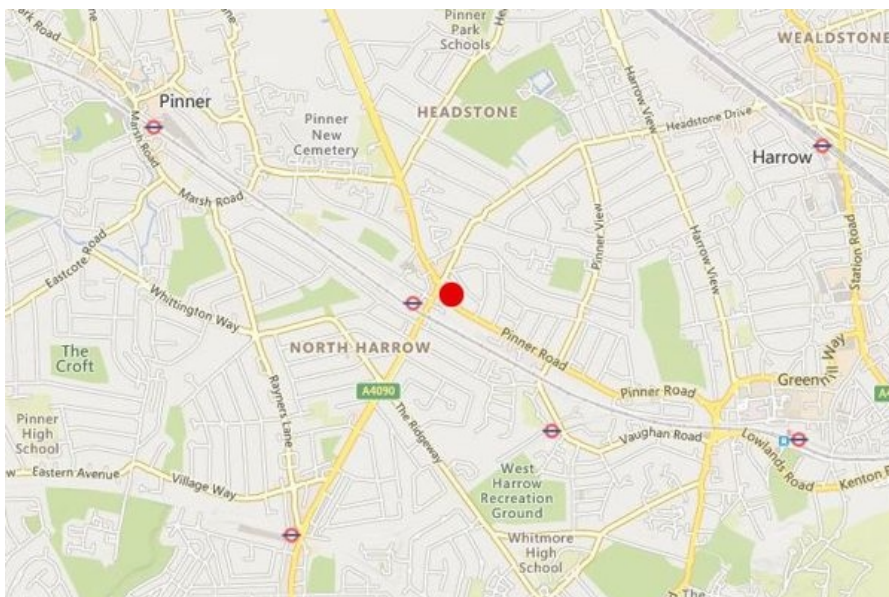
The property has potential to be extended to the rear and for additional mansard roof accommodation as proved by neighbouring properties. The owners have commissioned architect design and the plans and floor area are available upon request. All Subject to permission by London Borough of Harrow Planning.

## Tenure

Freehold

## Terms

The property is for sale freehold with full vacant possession. The asking price is offers in the region of £875,000 subject to contract only.



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## Planning

The property is a mixed use building with E class commercial on ground floor and residential upper parts.

The current owners have commissioned designs for a comprehensive redevelopment of the property which consist of a ground floor shop of 436 sq ft, 3 x 1 bedroom flats and 1 x 3 bedroom/2 bathroom duplex.

Planning permission has not been applied for and the property is for sale on an unconditional basis only.

## Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

## Contact

Alex Seco 07708 172710

[alex@chamberlaincommercial.com](mailto:alex@chamberlaincommercial.com)

or

Harrison Grinter 07889 673784

[harrison@chamberlaincommercial.com](mailto:harrison@chamberlaincommercial.com)



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