

TO LET

PRIME SHOP UNIT AVAILABLE TO LEASE IN HARROW TOWN CENTRE

FORMER FOOT LOCKER STORE 34 St. Anns Road, Harrow HA1 1LA



Features

- 1,692 - 3,735 Sq Ft (157.19 - 346.98 Sq M)
- £75,000 - £95,000 Per Annum
- New Lease Available
- No Premium
- Adjacent to B&Q
- Opposite M&S

Summary

The former Foot Locker unit is now available to lease.

This unit has a 100% prime location on St Anns Road, Harrow and is adjacent to Skipton, B&Q, Card Factory and Boots. The unit is directly opposite M&S, Moss Bros and Cafe Nero.



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For further information please contact:

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

Harrow is a major North West London town served by Harrow-on-the-Hill station (Metropolitan Line). The town has 2 covered shopping centres and good public car parking.

34 St Anns Road occupies a prime pitch in the pedestrianised shopping zone and is directly opposite M&S and alongside B&Q.

Description

34 St Anns Road is currently arranged as a single self-contained retail unit over ground and 2 upper floors. The ground floor unit of 1,692 sq ft provides retail space and the upper floors are currently used for storage and staff ancillary space.

The property is available either as a whole, or alternatively the Landlord may consider splitting the shop and retaining upper parts.

Accommodation

Ground	1,692
First	993
Second	1,050
Total	3,735 sq ft

The ITZA is 730 sq ft.

Tenure

Leasehold

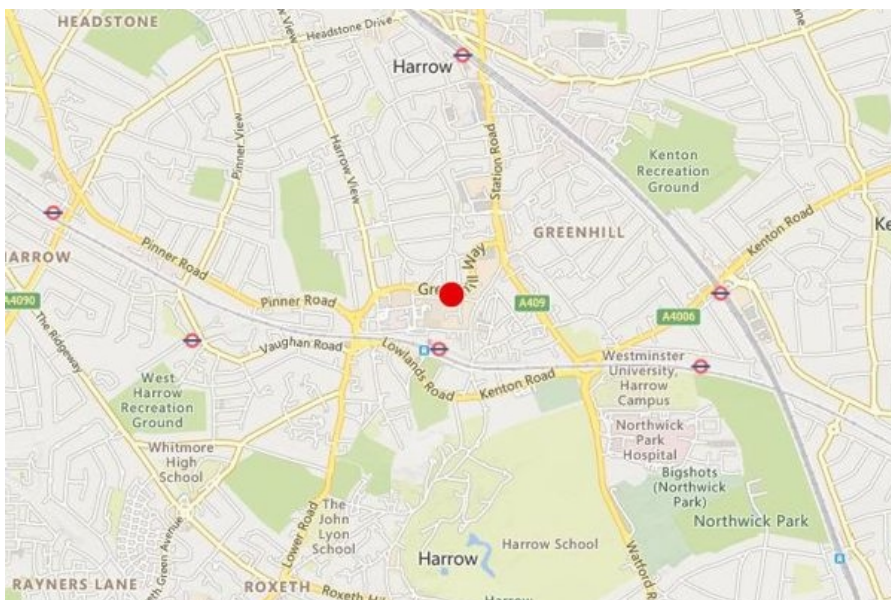
Terms

Available on a new FRI lease for a length of term to be agreed. The rent for the entire property is £95,000 per annum or for the ground floor lock-up shop the rent is £75,000 per annum. The rent is payable quarterly in advance. The Landlord will require a 6 months rent deposit.

The Freehold may also be available.

Business Rates

London Borough of Harrow. Business rates estimate £28,000 2023/24. Interested parties should make their own enquiries with the Local Authority to confirm the exact business rates.



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Planning

The property has a use class E.

VAT

VAT will be added to the rent.

EPC

Energy Rating E.

Viewing

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

Contact

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