

TO LET

NEW SHOP ON WEALDSTONE HIGH STREET

7B HIGH STREET , Wealdstone, Harrow HA3 5BY



Features

- 548 Sq Ft (50.91 Sq M)
- £25,000 Per Annum
- Close to Train Station
- Good Passing Trade
- New Lease
- Incentives Available

Summary

This commercial unit is situated on the main High Street in Wealdstone and benefits from a busy footfall from the nearby Harrow & Wealdstone Station, less than 300ft away.

The unit is a new build that is 548 sq ft open plan layout which is basic inside that is ready for a tenants fit out.

The property would lend itself for various businesses such as retail, medical, offices or healthcare practice.



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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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Description

A newly built lock up shop forming part of a small mixed use development on Wealdstone High Street. The shop forms part of a retail parade alongside an Anytime Fitness Gym, Ladbrokes and Sams Chicken restaurant. It is opposite Specsavers.

This part of Wealdstone High Street enjoys a heavy footfall from commuters using Harrow & Wealdstone Station (Mainline and Bakerloo Line).

Wealdstone is undergoing regeneration with large new residential developments enhancing the area, including the redevelopment of the Kodak site. Near to the High Street on Palmerston Road are tall buildings by Hill Development and co-living by Folk. Harrow Council are also developing the former Civic Centre site and the Harrow Leisure Centre with Wates.

Tenure

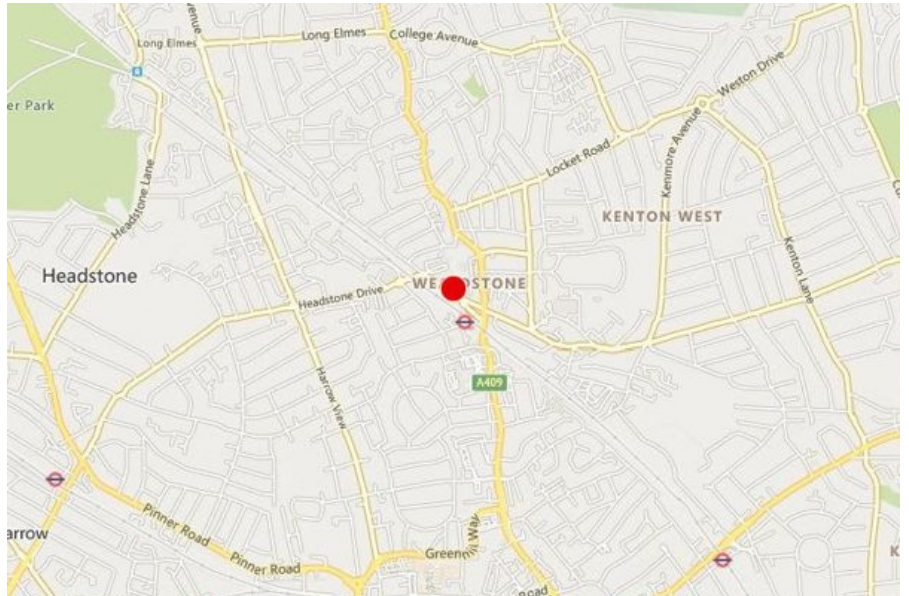
Leasehold

Terms

The shop is available on a new lease for a term to be agreed. The asking rent is £25,000 per annum plus VAT. The rent is to be paid quarterly in advance and the landlord will require a rent deposit to be agreed.

Business Rates

To be assessed.



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Planning

Use Class E - Suitable for retail, medical, professional and light industrial use.

EPC

Property currently under construction.
To be assessed.

Viewing

Strictly by prior appointment with sole agents Chamberlain Commercial.
Contact Alex Seco or Harrison Grinter on 0208 429 6899.

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com



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