

TO LET

LOCK UP SHOP IN NORTH HARROW AVAILABLE ON A SHORT TERM LEASE ONLY BASIS

PINNER ROAD , North Harrow HA2 6ED



Features

- 1,425 - 2,425 Sq Ft (132.38 - 225.28 Sq M)
- £25,000 Per Annum
- Close to Tube Station
- Access to Public Car Park
- Basement Storage
- Security Shutters

Summary

This lock-up shop is available to rent on a short term basis for approximately 3 years and would ideally suit a hardware/houseware store or possibly a grocers.

The ground floor shop is 1,425 sq ft of clear open trading space with a further 1,000 sq ft of basement storage.

Available on a lease of up to 3 years at just £25,000 per annum or near offer.



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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 has a busy secondary shopping area serving the local residential spaces and Nower Hill school and college. North Harrow Underground Station is on the Metropolitan Line. There is a 24 hour The Gym, several pubs, office developments and many restaurants and coffee shops.

Description

The property is in a basic but useable condition having been stripped of all previous shop fittings. The unit is now completely open plan with a suspended ceiling and recessed strip lighting. Interested parties should be mindful of the short term lease availability and the need for fit-out works.

Tenure

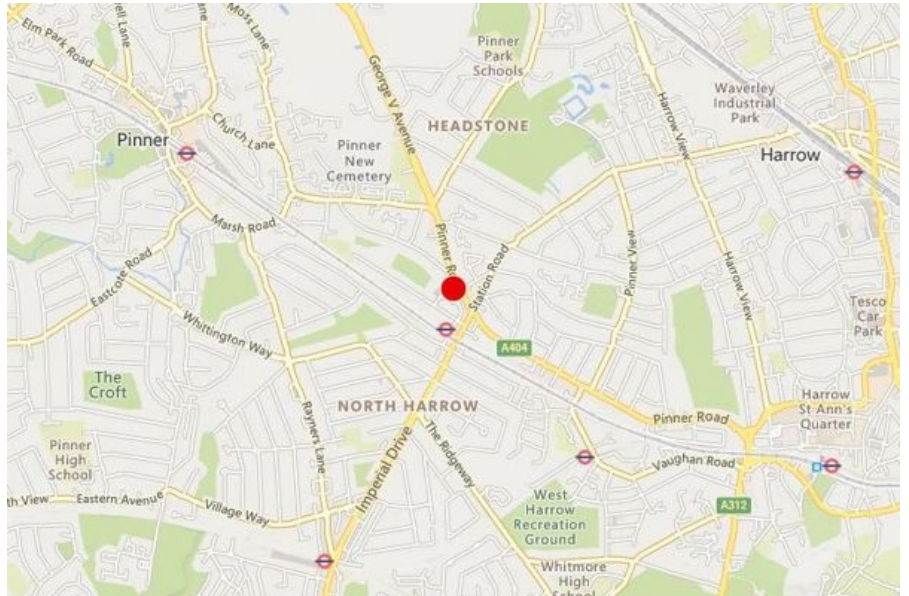
Leasehold

Terms

The shop is available on a short term lease of approximately 3 years and contracted outside of the Landlord & Tenant Act 1954 (unprotected lease with no renewal rights). The rent is £25,000 per annum. A rental deposit of 6 months will be required.

Business Rates

London Borough of Harrow Rateable Value £18,750. Rates payable 2024/25 will be £2,582 after allowing 75% retail business relief.



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Planning

Planning use class E.

EPC

EPC Rating D

Viewing

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

Contact

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or

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harrison@chamberlaincommercial.com

Contact

Tony Chamberlain 07817 077077

tony@chamberlaincommercial.com

Holding Deposit

£A £2,000 is required to take this property off the market. The deposit is non-refundable and will be added to the rent deposit.



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