# TO LET

## **NEW SHOP ON WEALDSTONE HIGH STREET**

## 7B HIGH STREET , Wealdstone, Harrow HA3 5BY



#### Features

Summary

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



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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 a Anytime Fitness Gym, Ladbrokes and Sams Chicken restaurant. It is Opposite Specsavers.

This part of Wealdstone High Street is 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

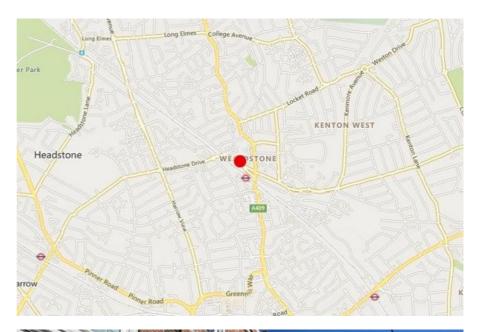
The shop is available on a new lease for a term to be agreed. The asking rent is £25,000 per annum plus VAT. The rent is to be paid quarterly in advance and the landlord will require a rent deposit to be agreed.

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#### **Business Rates**

To be assessed.





#### For further information please contact:

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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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