

TO LET

LARGE SHOP AND FIRST FLOOR OFFICES AVAILABLE IN HARROW TOWN CENTRE

354 STATION ROAD , Harrow HA1 2DE



Features

- 1,946 - 4,658 Sq Ft (180.78 - 432.73 Sq M)
- £30,000 - £90,000 Per Annum
- Immediately Available
- New Lease
- Class E Use

Summary

Available to lease is the former RBS banking unit in Harrow Town Centre which consists of a large ground floor retail unit with separate self contained first floor offices.

The shop is in a shell condition and the offices are in a refurbished standard ready for occupation. There is a new lease available with a mutual rolling break option at anytime from 28/2/27 onwards, subject to 6 months prior written notice.

The property can be leased as a whole or individually.



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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

354 Station Road is located on the junction with College Road in Harrow Town Centre and within a short walking distance of Harrow-on-the-Hill Station (Mainline and Metropolitan Line). Nearby occupiers include Barclays Bank, McDonalds, Habib Bank, Wetherspoons, Savers and Thomas Cook.

Description

The property consists of a large ground floor retail unit of 2,712 sq ft which is mainly in shell condition but with fitted male and female washrooms and a small office and kitchen. To the first floor is a separate suite of offices with direct access from an entrance on Station Road. The office floor is 1,946 sq ft and recently been redecorated. The offices have part comfort cooling, male and female WC's, a fitted kitchen and excellent natural light.

Tenure

Leasehold

Terms

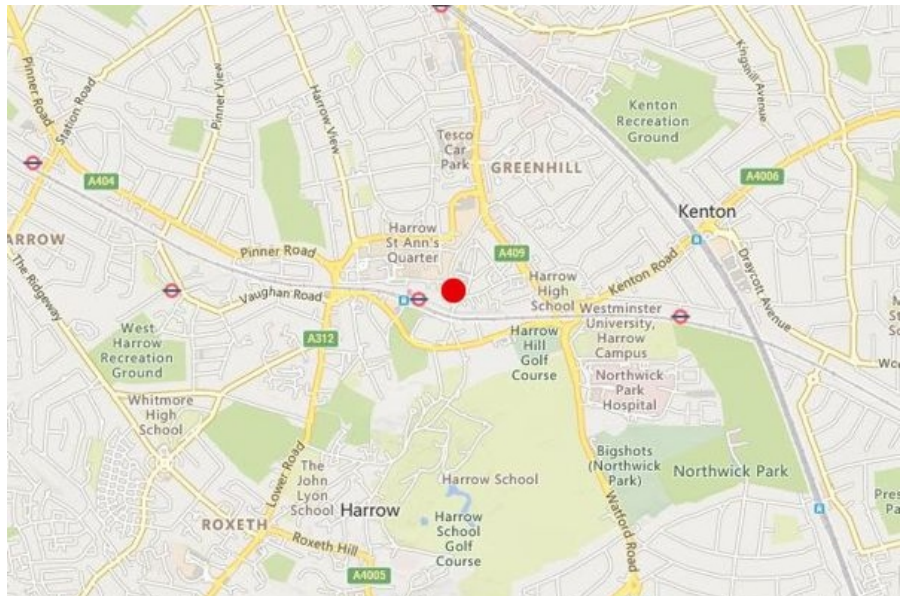
Available by way of a new Full Repairing & Insuring lease for a term to be agreed. The lease will be subject to a mutual rolling break option which can be exercised any time after 28/02/27 by either party giving 6 months prior notice.

Ground floor - £60,000 per annum.

First Floor - £30,000 per annum.

Business Rates

London Borough of Harrow. The Rateable Value for the entire building is £64,000. The Business Rates payable for 2023/24 is £35,264 for the entire building.



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Planning

The property has an E planning use and can be used for retail, offices, gym, or medical use.

Viewing

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

Contact

Alex Seco 07708 172710

alex@chamberlaincommercial.com

or

Harrison Grinter 07889 673784

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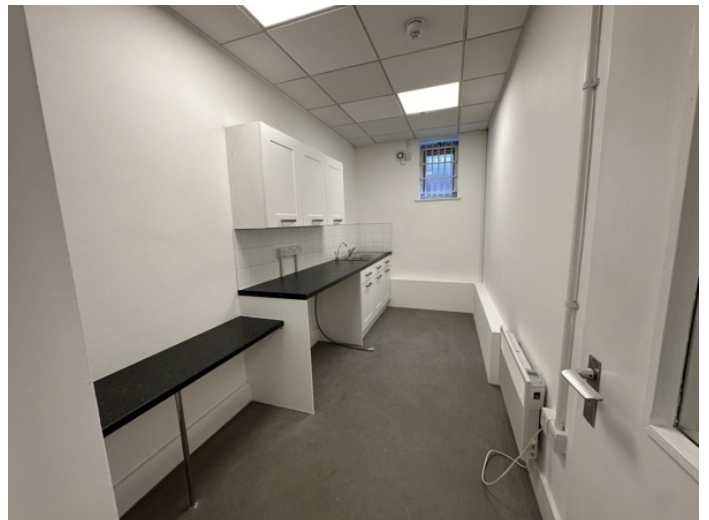
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