

# TO LET

LARGE SHOP AVAILABLE IN HARROW TOWN CENTRE

**GROUND FLOOR** 354 Station Road, Harrow HA1 2DE



## Features

- 2,712 Sq Ft (251.94 Sq M)
- £60,000 Per Annum
- Immediately Available
- New Lease
- Class E Use

## Summary

Available to let is the ground floor of the former RBS banking unit in Harrow Town Centre comprising 2,712 sq ft.

The property is available on a flexible lease for a term to be agreed with a mutual rolling break clause from 28/2/27 subject to either party giving 6 months prior notice.

Rent £60,000 per annum.



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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.  
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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.

### Tenure

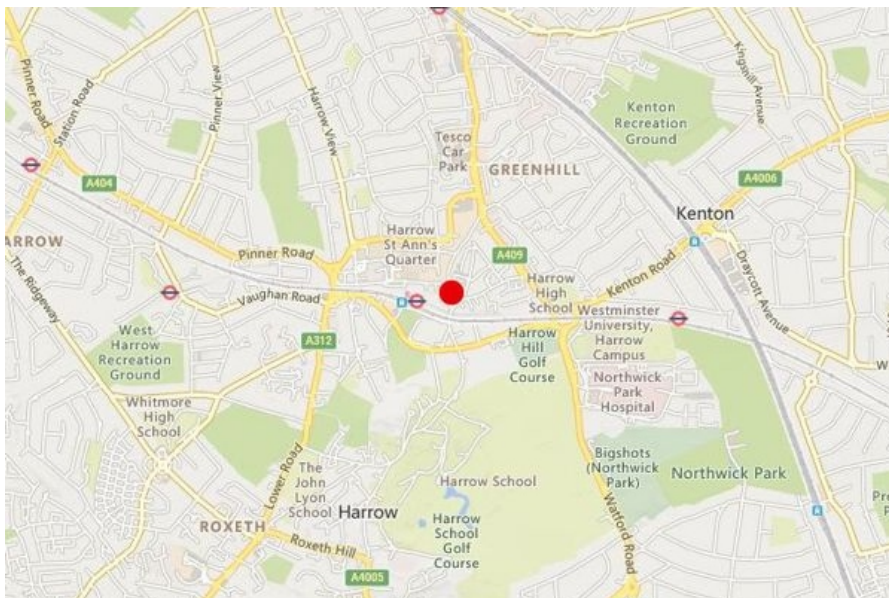
Leasehold

### 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. The quoting rent is £60,000 per annum exclusive of VAT, Business Rates and all other outgoings.

### Business Rates

London Borough of Harrow. Rates to be newly assessed.



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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](mailto:alex@chamberlaincommercial.com)

or

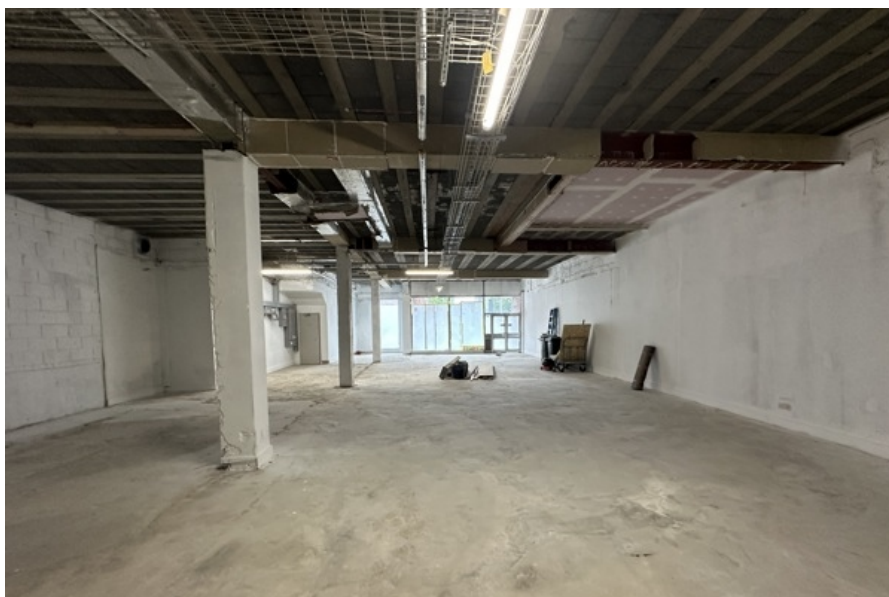
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### Contact

Tony Chamberlain 07817 077077

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