

# FOR SALE/TO LET

GROUND FLOOR COMMERCIAL UNIT OPPOSITE HARROW & WEALDSTONE AVAILABLE FOR SALE OR RENT

**STATION HOUSE** 11 Masons Avenue, Harrow HA3 5AH



## Features

- 2,210 Sq Ft (205.31 Sq M)
- £700,000 for the Freehold
- All Commercial Uses Considered
- Previous Place of Worship
- New Lease Available
- Virtual Freehold Option

## Summary

This ground floor commercial unit offers 2,210 sq ft located opposite Harrow & Wealdstone Station on Masons Avenue and with rear access from Palmerston Road.

The unit was previously occupied by a Church and could be utilised by a broad range of users, including medical, education, office, retail or a creche. The space is currently in a shell and core condition ready for the new occupier to fit-out.



**Chamberlain**  
COMMERCIAL

**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](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

# FOR SALE/TO LET

## GROUND FLOOR COMMERCIAL UNIT OPPOSITE HARROW & WEALDSTONE AVAILABLE FOR SALE OR RENT

**STATION HOUSE** 11 Masons Avenue, Harrow HA3 5AH

### Location

Station House enjoys a great location, directly opposite the major rail hub of Harrow & Wealdstone Station, with 6 platforms and a fast train service to Central London (Euston) within 15 minutes. The building is also well located for easy access to the motorway networks of the M1, M25 and M40.

### Description

Station House is a mixed use building with upper floors of residential and a ground floor self contained commercial unit. The commercial space extends to 2,210 sq ft with its own kitchen and male and female WC's.

### Tenure

Leasehold

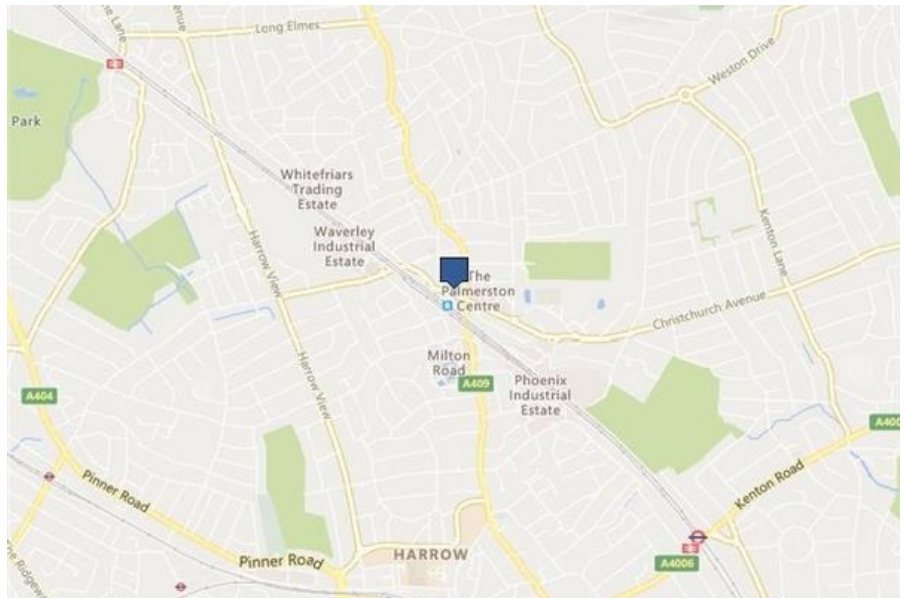
### Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated. The quoting rent is £55,250 per annum (£25 per sq ft). The rent is payable quarterly in advance and the Landlords will require a rent deposit.

The unit is also available by way of a virtual freehold long lease at an asking price of £700,000 subject to contract.

### Business Rates

London Borough of Harrow. Business rates to be assessed.



### 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

# FOR SALE/TO LET

## GROUND FLOOR COMMERCIAL UNIT OPPOSITE HARROW & WEALDSTONE AVAILABLE FOR SALE OR RENT

**STATION HOUSE** 11 Masons Avenue, Harrow HA3 5AH

### Planning

We understand the unit has a E class office use by way of a planning consent granted and implemented for the residential development of the upper parts. Previously the unit was a Place of Worship. Station House has also had D1 educational use in the past.

### VAT

The property is not currently elected for VAT.

### EPC

Energy Rating E.

### Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.



**Chamberlain**  
COMMERCIAL

**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](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

# FOR SALE/TO LET

**GROUND FLOOR COMMERCIAL UNIT OPPOSITE HARROW & WEALDSTONE AVAILABLE FOR SALE OR RENT**

**STATION HOUSE** 11 Masons Avenue, Harrow HA3 5AH

PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



**Chamberlain**  
COMMERCIAL

**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](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)