

TO LET

A LARGE SHOP AVAILABLE IN HATCH END

K FURNITURE STORE 369 Uxbridge Road, Hatch End, Pinner HA5 4JN



Features

- 3,351 Sq Ft (311.31 Sq M)
- £38,000 Per Annum
- Current Lease by Assignment
- Premium Required
- Ideal for Restaurant/Wine Bar
- All Uses Considered

Summary

A unique opportunity to lease a large lock-up shop in a prime spot on Hatch End Broadway alongside Tesco Express and Baskin Robins and opposite JD Wetherspoons and the popular restaurants of DoJo and Social Dhaba.

The shop is 3,351 sq ft and arranged on a fully ground floor level with the benefit of rear loading and storage garages.

The shop is available by an existing lease (assignment) with the rent fixed for the next 5 years at just £38,000 per annum.

Substantial Premium Offers Invited.



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 **W** chamberlaincommercial.com

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Location

The property is located in a prime location adjacent to Tesco Express, Baskin Robins, Coral & the Post Office. It is directly opposite a Wetherspoons pub and several quality restaurants and bars. Hatch End station (Mainline) is within a short walking distance. There is 1 hour free parking in the slip road fronting the shop.

Description

The shop is a long rectangular shape with an internal width of 20 ft and a built depth of 120 ft. There are ancillary stores and car parking to the rear. The shop currently trades as a furniture store and is in good condition with hardwood floors and recessed spot lighting. The upper parts are not included.

Tenure

Leasehold

Terms

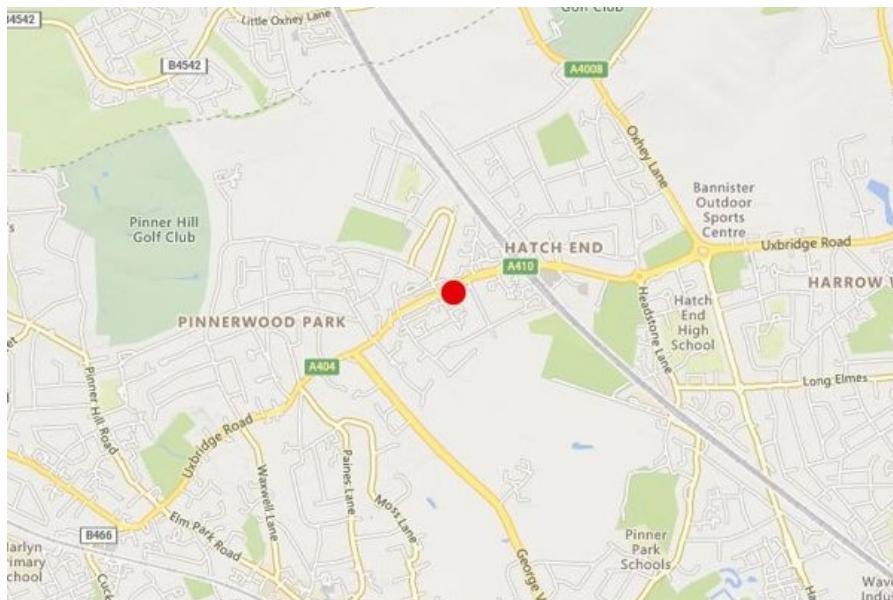
FIXED TERMS ONLY. The existing Full Repairing and Insuring lease is available by way of assignment. The passing rent is just £38,000 per annum which is fixed until expiry of the current lease in January 2030. The Landlords will grant a new 15 year lease on the renewal date at market rent at the time. VAT is not charged by the Landlord.

Premium

Our clients are seeking a substantial premium for the benefit of their existing lease, which has a low rent for the next 5 years and provides a rare chance to lease a large shop in Hatch End. Call Chamberlain Commercial for a guide price.

Business Rates

London Borough of Harrow. Rateable value is £47,250. The standard rates payable will be £24,192 before any business rates relief if applicable. Interested parties should verify the rates payable with the Valuation Office Agency or Harrow Council.



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Planning

The shop has a planning use class E and is suitable for retail, restaurant, medical or gym without the need for a change of use planning consent. A pub or wine bar will require a change a use. Landlords consent will be required for any change of use.

Legal Costs

The superior Landlords legal costs are to be paid by the incoming tenant.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Holding Deposit

In order to place this shop under offer and to remove it from the open market, you will be required to pay a non-refundable holding deposit of £2,000 which will form part of the rental deposit upon completion of the lease. However, should you withdraw from the transaction prior to completion the deposit will be forfeited (unless our client is unable to show clear title).



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