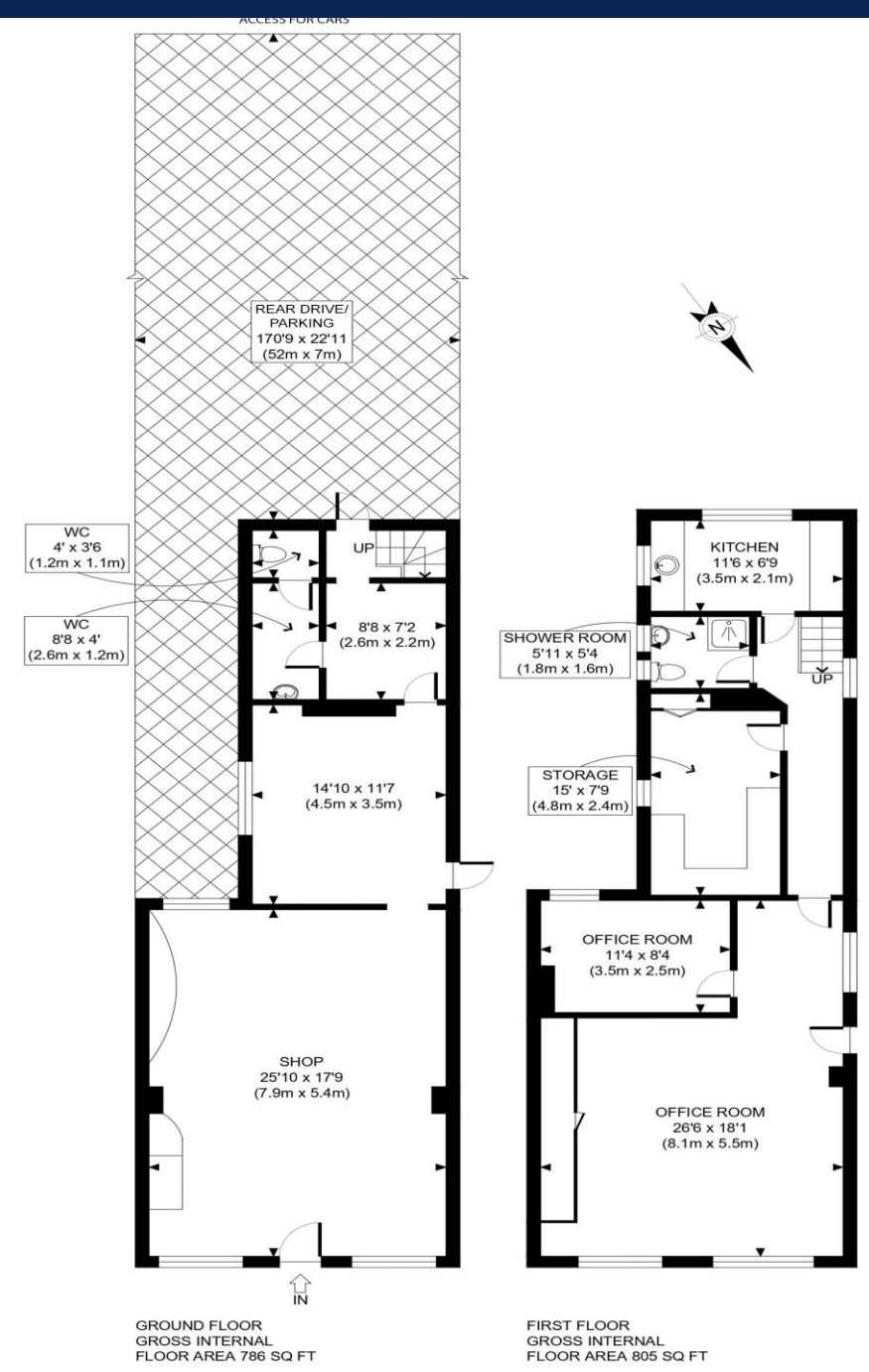


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 1591 SQ FT/ 148 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

More Details From...

Call: Brian Cox North Harrow: 020 3866 6640
Email: nhadmin@brian-cox.co.uk
Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



A rare opportunity to acquire a vacant freehold commercial premises in a highly sought-after and well-connected location. The ground floor comprises a spacious front office measuring, leading through to a rear room, a lobby area, and a downstairs washroom. The property also benefits from rear and side access, along with a generous rear yard offering excellent potential for extension or further development, subject to planning permission. This versatile property presents strong investment potential with opportunities to increase income and enhance value over time.



£575,000
Freehold

Pinner Road, North Harrow HA1 4HF

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Freehold investment opportunity
- Vacant commercial premises
- Potential to extend (STPP)
- Potential to convert first floor to a self-contained flat (STPP)
- Total potential income £40,000 pa
- Prominent trading position Class E
- Strong development potential (STPP)



The Location...

Nearest Stations ...

Situated in a prominent position on Pinner Road, within close proximity to Harrow Town Centre. The area benefits from excellent public transport links, including:

West Harrow Station (Metropolitan Line) 0.3 Miles

North Harrow Station (Metropolitan Line) 0.6 Miles