

London HA2 - 51 Station Road, North Harrow HA2 7SR  
Retail Premises & Self-Contained Offices to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# London HA2 - 51 Station Road, North Harrow HA2 7SR

## Retail Premises & Self-Contained Offices to Rent



### Property Features:

- Comprises corner retail shop at ground floor with self-contained offices at first and second floor
- Refurbished to a high standard with electric heaters, double glazing windows and phone entry system for each office
- VAT is NOT applicable to this property
- Total area size 142 sq m (1,529 sq ft)
- Available immediately on a new lease with flexible terms to be agreed by negotiation
- Located next to North Harrow underground station, which is on Metropolitan Line and provides direct services to London Liverpool Street.
- Occupiers nearby including Costa Coffee, Best-One convenience store, Pharmacy, Café, Hair Salon and more.



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### Property Description:

Comprises ground floor corner shop and self-contained office accommodation at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 59.20 sq m (637 sq ft)  
Open plan retail, Kitchenette, WC

First Floor:

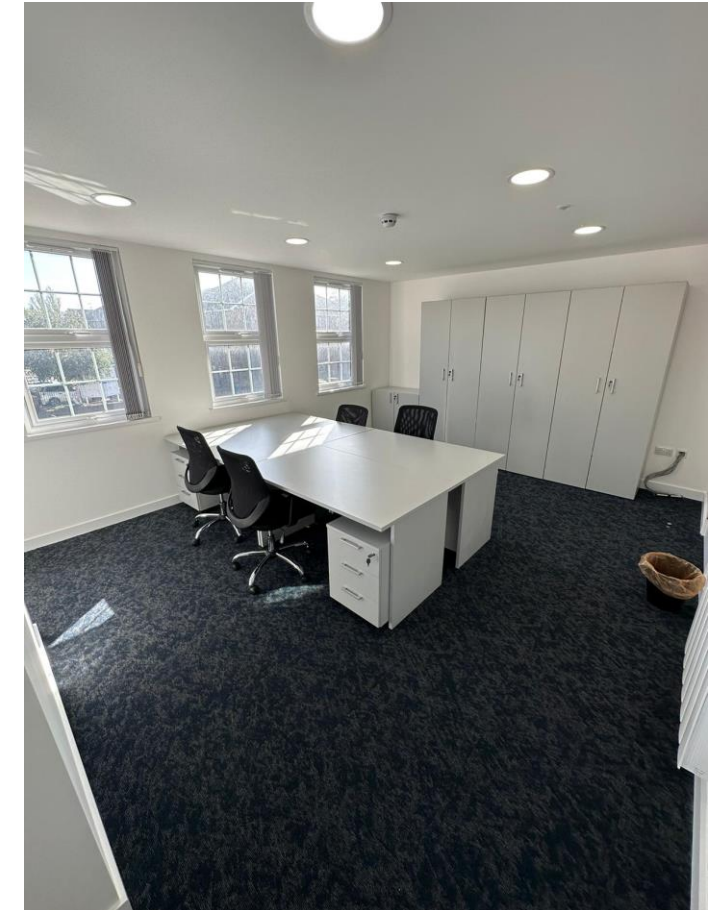
Meeting Room - 5.10 sq m (55 sq ft)  
Office Room 1 - 22.65 sq m (244 sq ft)  
Office Room 2 - 14.42 sq m (155 sq ft)  
Kitchenette - 2.84 sq m (31 sq ft)  
WC

Second Floor:

Office Room 3 - 22.88 sq m (246 sq ft)  
Office Room 4 - 14.94 sq m (161 sq ft)  
WC



Office 1 – First Floor



Office 2 – First Floor



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £865.38 per week (PCM: £3,750)

Deposit: £11,250 (3 Months)

### Rateable Value:

Retail Shop:

Rateable Value - £13,750 p.a.

Rates Payable - £4,000\* p.a.

Offices:

Rateable Value - £9,500 p.a.

Rates Payable - £0\* p.a.

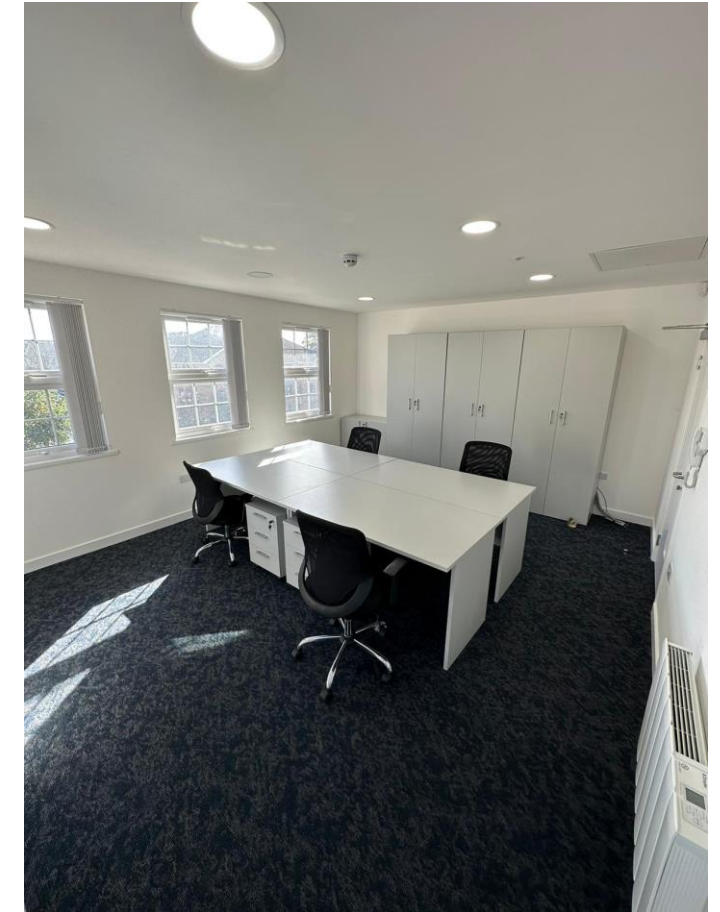
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



Office 3 – Second Floor



Office 4 – Second Floor

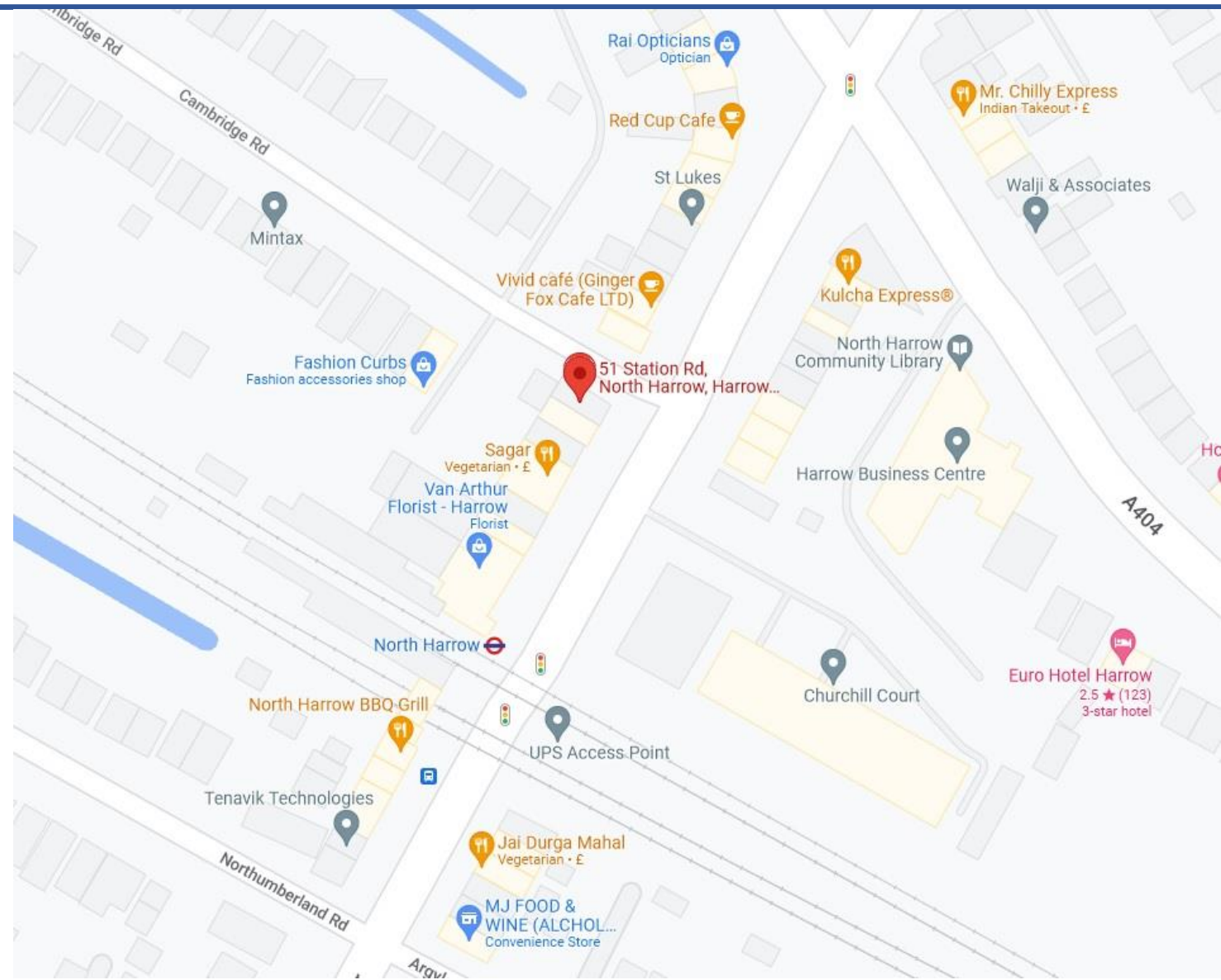
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### Location:

North Harrow is a suburban area of North West London, within the London Borough of Harrow. The property is situated next to North Harrow Metropolitan Line Underground Station which provides access into central London via Baker Street in 23 minutes. By road, the property is 4.2 miles from the A40 Western Avenue or 11 miles from the M1 Motorway junction 4. Occupiers nearby include Costa Coffee, Best-One convenience store, Pharmacy, Café, Hair Salon and more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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