

London HA2 - 51 Station Road, North Harrow HA2 7SR
Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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

Retail Premises to Rent



Property Features:

- Comprises ground floor corner retail shop
- VAT is NOT applicable to this property
- Available on a new lease with 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.

Property Description:

Comprises ground floor corner shop currently used as an office. The property is suitable for variety of uses (Class E) and provides the following accommodation and dimensions:

Ground Floor: 59.20 sq m (637 sq ft)

Open plan retail, Kitchenette, WC



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

Retail Premises to Rent



Terms:

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

Rent: £519.23 per week (PCM: £2,250)

Deposit: £6,750 (3 Months)

Rateable Value:

Rateable Value - £13,750 p.a.

Rates Payable - £4,000* p.a.

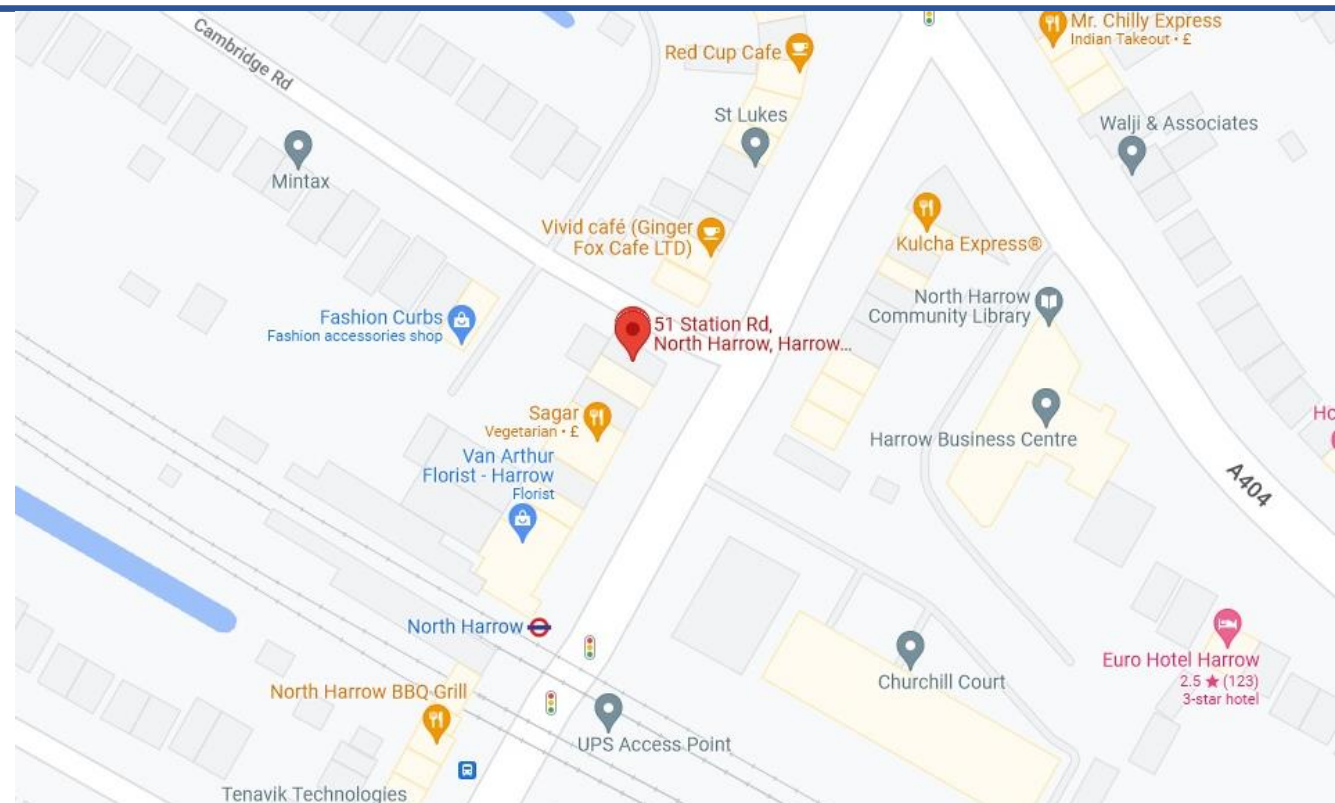
*Note - Small business rates relief available (subject to terms)

EPC:

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

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, Pharmacy, Café, Hair Salon and more.



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

Retail Premises to Rent

Contacts:

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



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.