



378 Station Road, Harrow, Middlesex, HA1 2DE
£28,000



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Property Description

The property is a spacious ground floor retail unit covering 1,133 sq ft, currently utilized as an office setup. It includes a fitted washroom, a sizable back office space/store room, a kitchen, a reasonably sized area at the rear of the property, and a rear exit on Gayton Road.

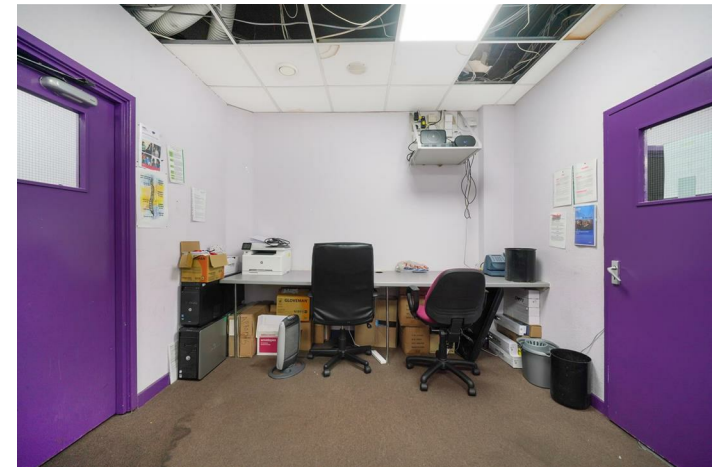
Incoming tenant to pay landlords legal cost.

Location

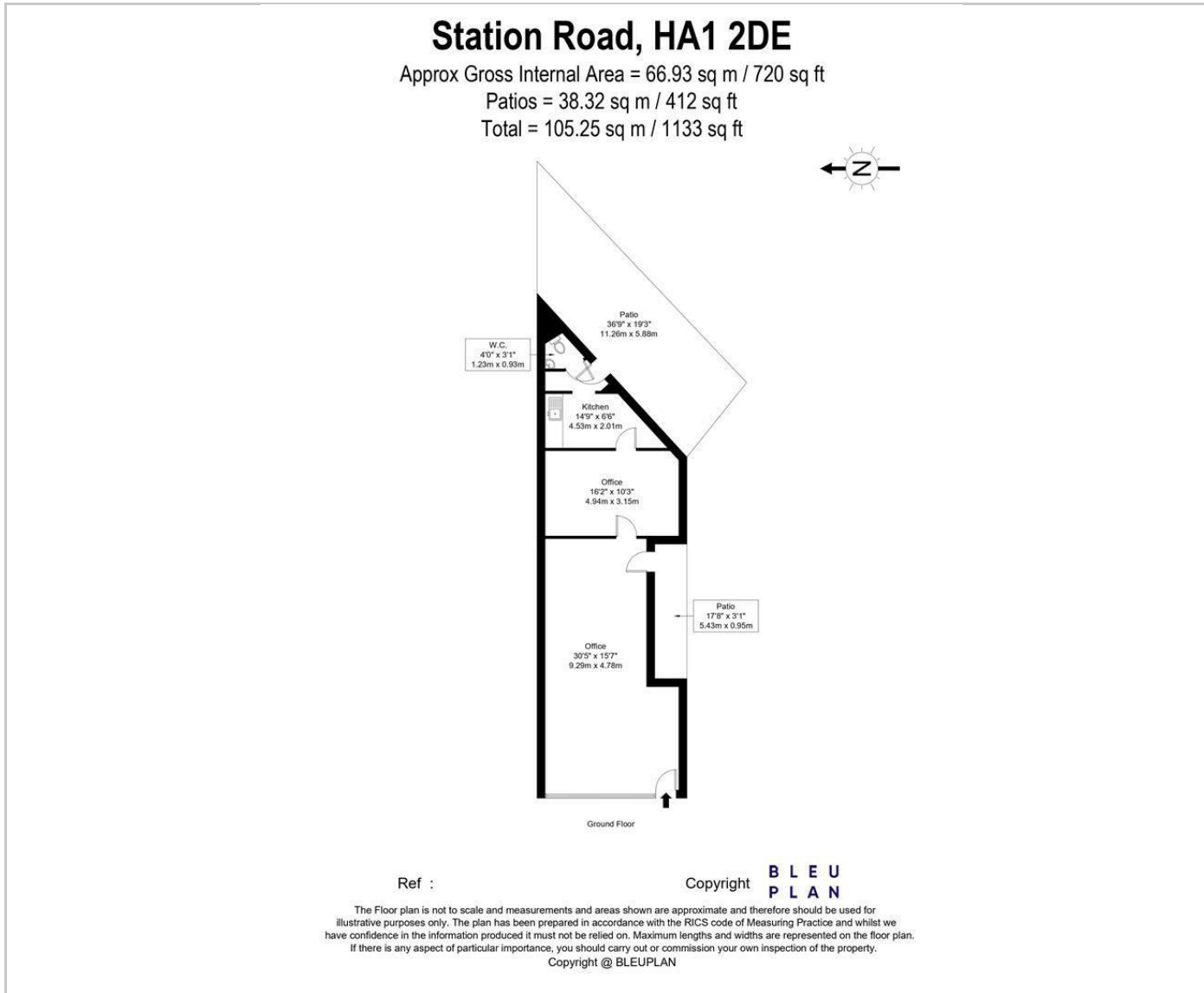
This shop is strategically located at the junction with College Road in Harrow Town Centre, within a short walking distance from Harrow-on-the-Hill Station (Mainline and Metropolitan Line). The area benefits from high foot traffic with nearby occupiers including Barclays Bank, McDonald's, Domino's, Trinity, Wetherspoons, Savers, and Thomas Cook.

Terms

The property is available under a new Full Repairing & Insuring lease for a term of 15 years, starting from mid-October 2024. The lease will be subject to a rent review every 5 years. The quoting rent is £28,000 per annum, exclusive of VAT, Business Rates, and all other outgoings.



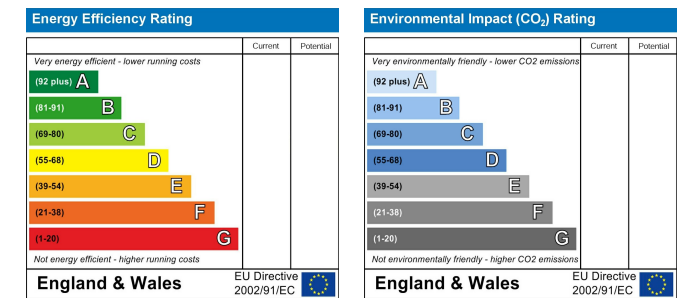
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.