

CLASS E OPPORTUNITY TO LET - SUBJECT TO VACANT POSSESSION

Harrow, 324D Station Road

HA1 2DX



Savills London

33 Margaret
Street London
W1G 0JD

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Key Highlights

- Prominent opportunity situated in a prime position on Station Road.
- The property is a short 5 minute walk from Harrow on the Hill Station and St George's Shopping Centre.
- The unit is currently fitted out as grab & go, and elements of that fit out could be re-used.
- The premises benefits from strong levels of pedestrian and vehicle traffic flow.
- There is a dedicated loading area situated to the rear of the property.
- Nearby occupiers include Nando's, Superdrug, Tesco Express and Poundland.

Accommodation

The unit is arranged over ground floor only, providing the following net internal floor areas:

Ground Floor:	1,574 sq ft	146 sq m
Total:	1,574 sq ft	146 sq m

Rent

Offers are invited in the region of £50,000 pax.

Tenure

The premises is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Use

Class E and other uses subject to planning consent.

EPC

A valid EPC for this property can be made available upon request.

Rates

Rateable Value (2024/25)	£34,000
UBR:	0.499p
Rates Payable:	£16,966 pa

Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information and viewing

Further information & viewing upon request. Viewing strictly via sole appointed agents only.

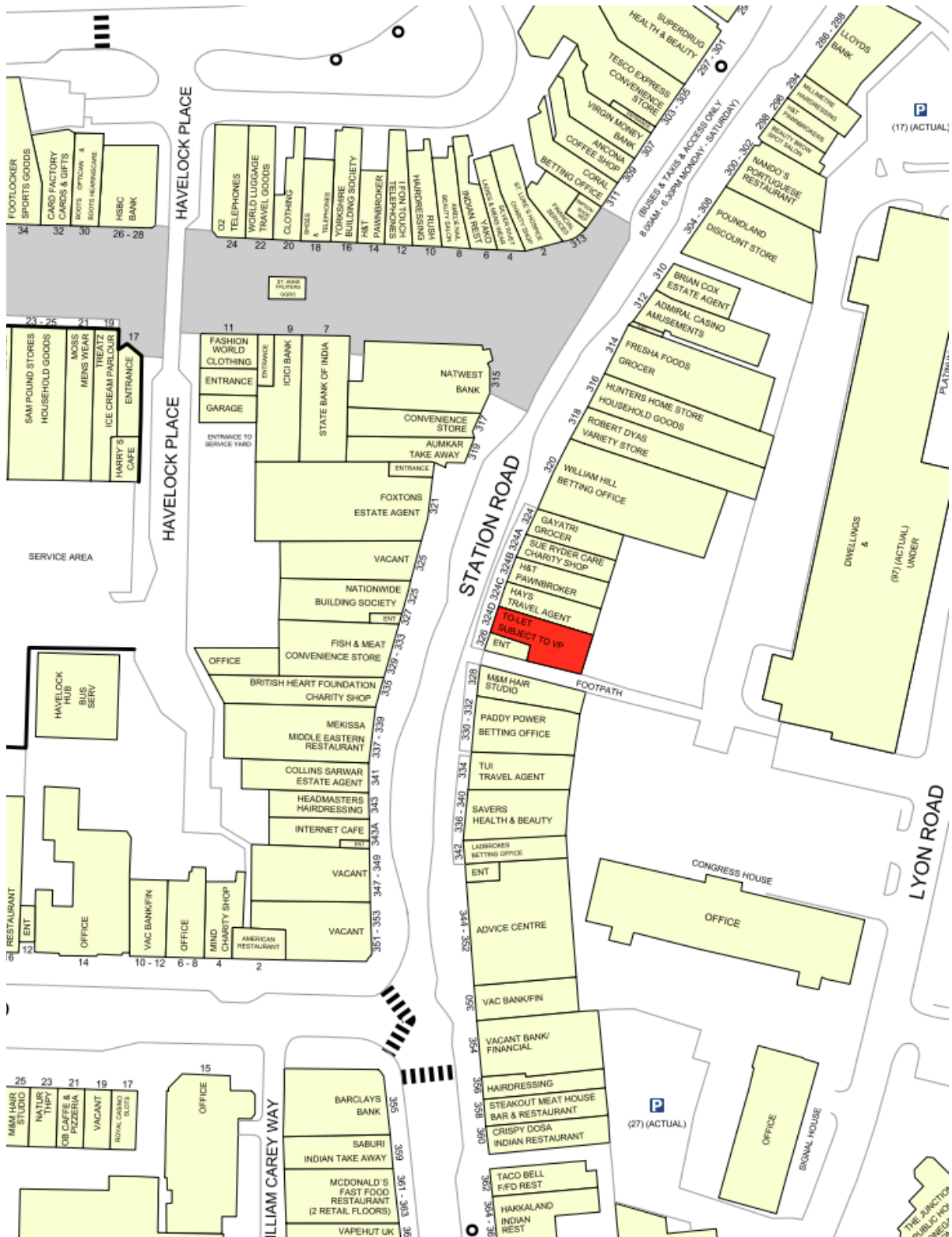
Viewing & further information

Strictly by prior arrangement only with:

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