

6 BROADWAY PARADE PINNER ROAD NORTH HARROW HA2 7SY



- **TO LET**
- **FORMER BOOKMAKERS**
- **830 SQ FT**
- **RENT £23,000 PAX**

VDBM

Chartered Surveyors

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LOCATION

The property is situated within a busy parade close to the junction with Station Road. North Harrow Metropolitan Line Station is within a few minutes walk as is a large public car park.

DESCRIPTION

A ground floor lock-up shop formerly occupied as a bookmakers. It is considered suitable for a variety of uses subject to any necessary planning consents.

There is a car parking space to the rear.

ACCOMMODATION

The property comprises the following approximate net internal floor areas:

Shop	700 sq ft
Kitchen	130 sq ft
2 WC's	
Parking Space	
Total	830sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£23,000

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £13,000
Rates payable £6,383 (2020/21)

Under the current budget provisions, we understand no business rates will be payable for the year commencing 01/04/2020 if using for retail or other exempt uses.

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (67).

VIEWING

Strictly by appointment through Joint Sole Agents David Wilson on 020 8423 5993 or VDBM on 01923 845222

DRAFT DETAILS AWAITING CLIENT APPROVAL