



132 PINNER ROAD, HARROW, HA1 4JE

SHOP TO LET

PROMINENT LOCATION

NEW LEASE

RENT £17,500 PAX

SUITABLE FOR A VARIETY OF USES

£17,500 per annum exclusive

LOCATION

The property is situated in a good location along Pinner Road, A404, with a variety of independent restaurants, coffee shops and takeaways in the vicinity.

DESCRIPTION

Self-contained ground floor premises, previously a solicitor's office, gas fired central heating, shop frontage, kitchenette, double glazing. Two car parking spaces in the forecourt area.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Shop / Office	900 sq ft
----------------------------	-----------

TERMS

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

RENT

£17,500 per annum exclusive

RATES

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

Rateable value £10,000 (1st April to present)
Rates payable £4,910

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (82)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL