

VDBM

Chartered Surveyors

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30 COLLEGE ROAD HARROW, HA1 1BE



- SHOP TO LET
- EXCELLENT LOCATION
- NEW LEASE AVAILABLE
- 1,104 SQ FT
- RENT £33,000 PAX + VAT

LOCATION

The property is situated in the heart of Harrow Town Centre just a couple of minutes' walk from Harrow on the Hill Metropolitan and Chiltern Line Station and Harrow Bus Station.

DESCRIPTION

The property comprises a lock up shop with rear vehicular access.

ACCOMMODATION

| | |
|--------------|-------------------|
| Shop | 685 sq ft |
| Stores | 419 sq ft |
| WC | |
| 1 Car Space | |
| Total | 1,104sq ft |

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£33,000 per annum exclusive plus VAT.

RATES

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

Rateable value £35,000

Under the current budget provisions we understand no business rates will be payable for the year commencing 01/04/2020.

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.

VIEWING

Strictly by appointment through VDBM on 01923 845222 or our Joint Sole Agent David Wilson on 020 8423 5933.

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**