

# 30 COLLEGE ROAD HARROW, HA1 1BE



# 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 Stores WC 1 Car Space	685 sq ft 419 sq ft
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.

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

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents 'VDBM' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

#### VDBM

Chartered Surveyors

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