# 29 COLLEGE ROAD, HARROW, HA1 1BA

david charles property consultants

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476 SQFT / 44.2 SQM A2 RETAIL UNIT – TO LET



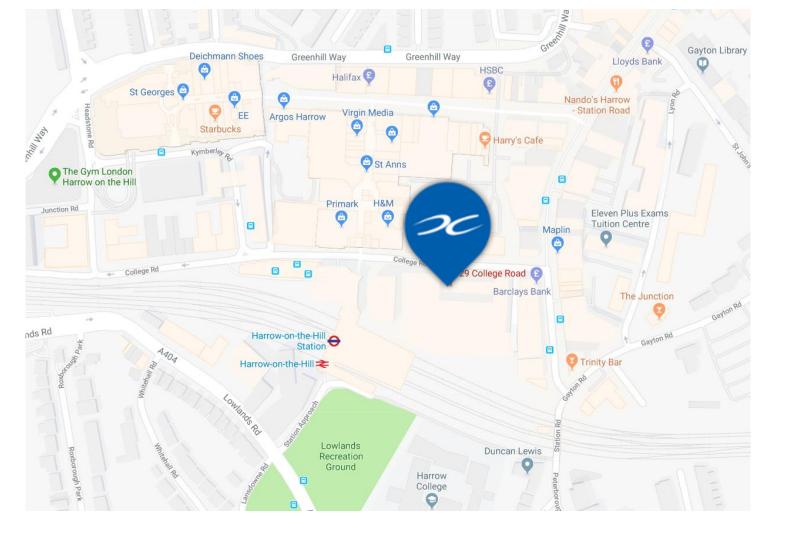
## LOCATION

The premises are located on College Road, Harrow and are nearby to an abundance of retail facilities with St George's & St Ann's shopping centre a short walk away. The property is also within walking distance to Harrow-on-the Hill Underground (Metropolitan Line & National Rail) and Bus Station.

### ACCOMMODATION

The premises comprise a ground floor retail unit that was formally occupied as a bank. Interanlly, the front of the unit is open plan whilst to the rear there is a seperate partitioned office and staff room. The unit has the benefit of a glazed shop front, suspended ceiling, air conditioning, kitchenette and toilets. EPC D.





### **TERMS**

The premises are available by way of a new lease for a term by arrangement.

### RENT

£25,000 per annum exclusive.

### **BUSINESS RATES**

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £22,319. The rates payable for 2017/18 are £10,603 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

## **VIEWINGS**

Strictly by appointment through sole agents -

#### **GEORGE MORIARTY**

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