

52 HIGH STREET,
HARROW ON THE HILL, HA1 3LL

1,312 SQFT / 122 SQM

RARELY AVAILABLE OFFICE BUILDING WITH PARKING
FREEHOLD FOR SALE


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LOCATION

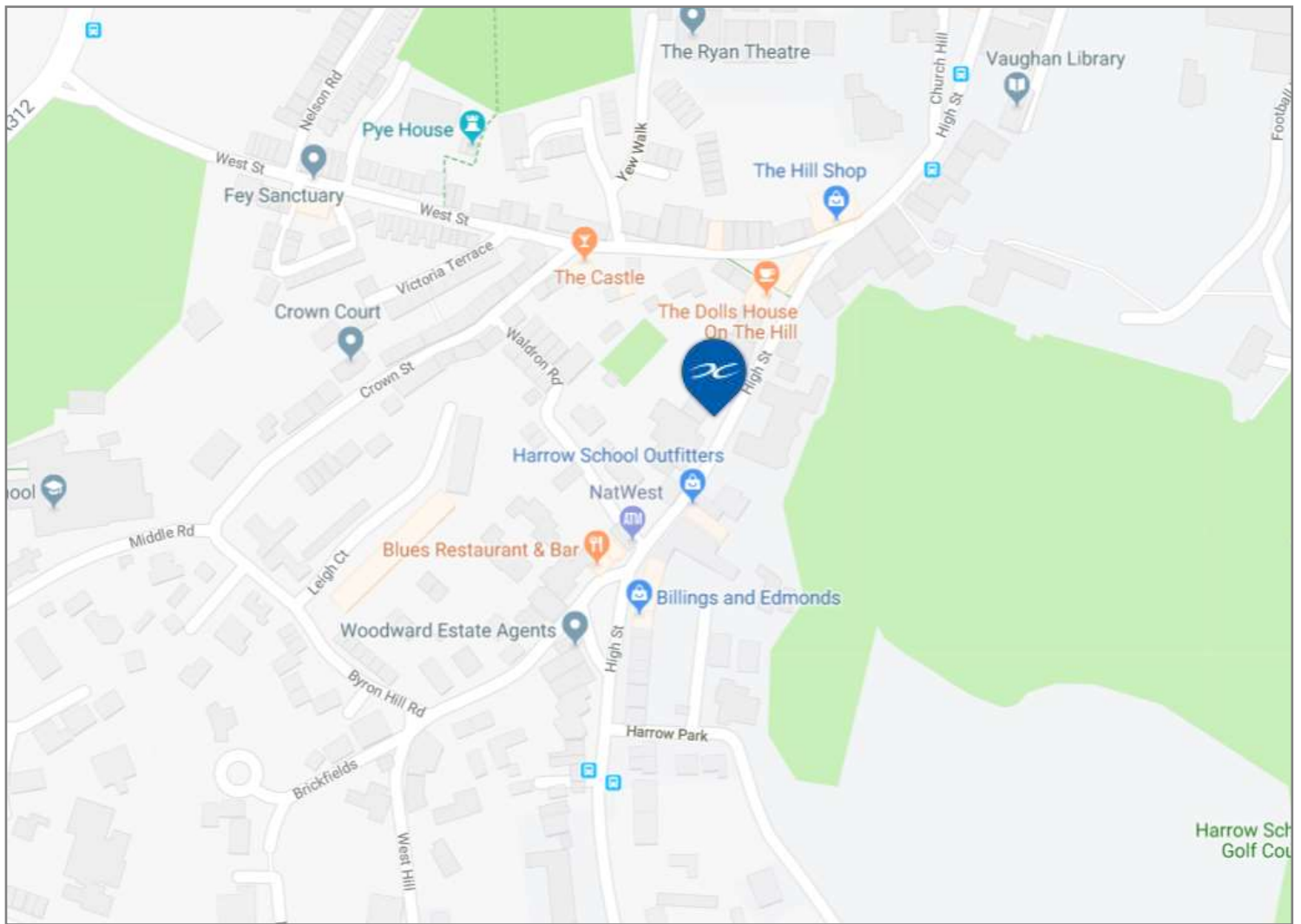
The premises are located on the west side of the High Street, Harrow on the Hill within the picturesque Conservation Area. It is approximately 1 mile from Harrow Town centre and Harrow on the Hill Metropolitan and mainline station. The A40 Western Avenue is approximately 4 miles to the south offering good access both to central London and to the M25.

ACCOMMODATION

The premises comprise a mid-terraced office building on lower ground, ground and first floors totalling 1,312 ft.². The building has the benefit of gas fired central heating, a combination of double and secondary glazing, carpets and kitchen/toilet facilities. Externally to the rear there is secure parking for approximately 6 vehicles. EPC rating D.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





TENURE

This freehold is available with vacant possession on completion of legal formalities.

GUIDE PRICE

£725,000 (subject to contract)

BUSINESS RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £16,516. The rates payable for 2018/19 are estimated to be £7,927 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through—

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