

**30 HIGH STREET,
NORTHWOOD, HA6 1BN**


**david charles
property consultants**

020 8866 0001

**RETAIL / OFFICE UNITS - TO LET
USE CLASS E
475 SQFT / 44 SQM**

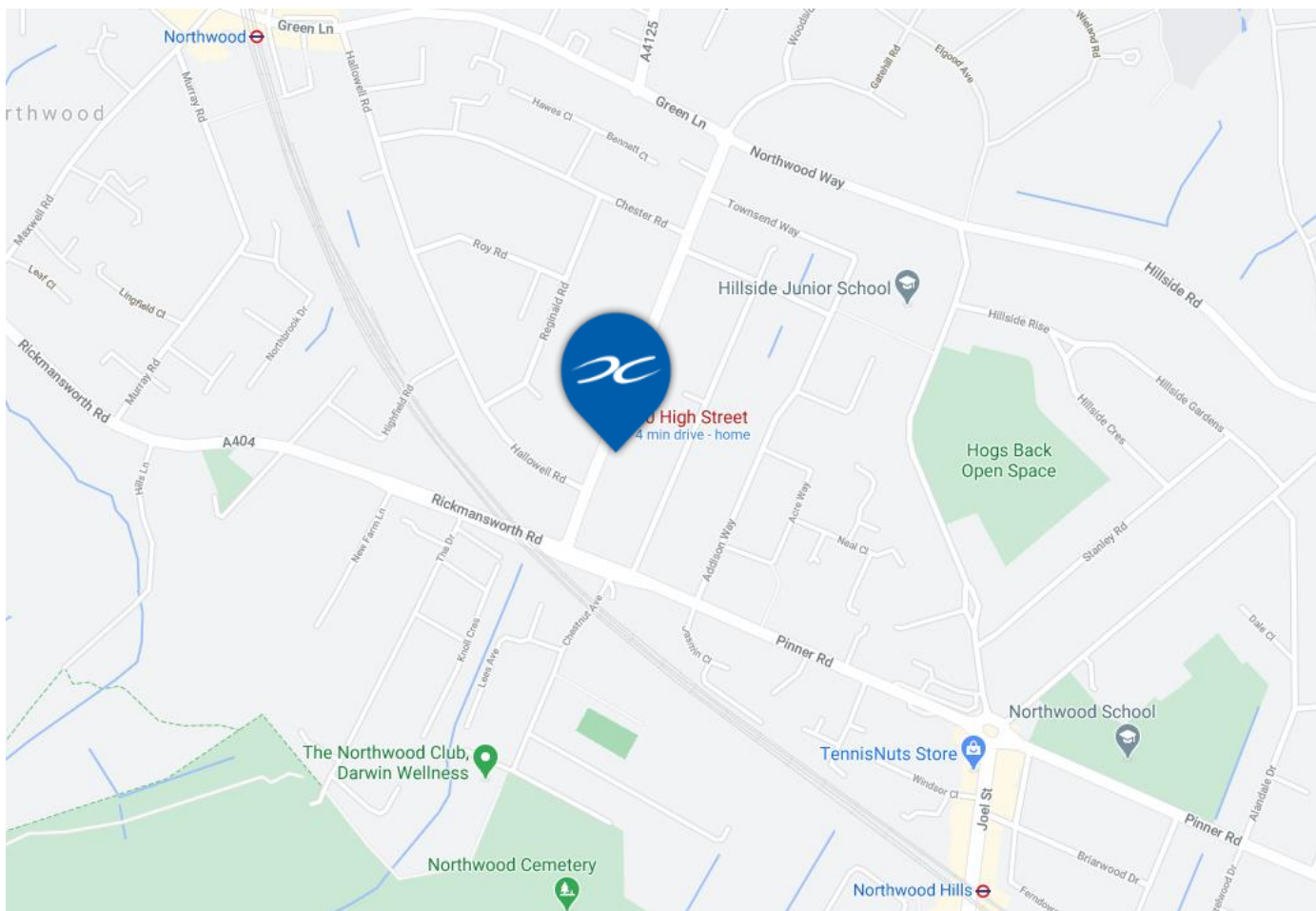


LOCATION

These premises are located in a prominent position on the High Street, Northwood off Pinner Road. Northwood & Northwood Hills Metropolitan Station underground services are located within 0.7 miles providing access to central London – Kings Cross St Pancras within 43 minutes. There is also a bus stop within 50 yards of premises with routes 282 and H11 providing access to Harrow and Ealing.

DESCRIPTION

These premises comprise of retail / office unit with a rear open plan room behind and a separate room to the rear accessed separately. The unit has the benefit of a timber shop front with single glazed frontage. The separate rear room has potential to be used as a retail unit, office, storage or kitchen (Use Class E). Overall the unit totals 475 sqft including the rear room which is 109 sqft. One parking space is included with the front unit and a further space available through separate negotiation. Free parking is available for 2 hours along the High Street.



FLOOR AREAS

Retail / Office Unit – 366 SQFT / 34 SQM

Rear Unit – 109 SQFT / 10 SQM

RENT

Retail / Office Unit & Storage Area - £11,950.00 per annum exclusive.

Rear Unit - £2,250.00 per annum exclusive.

Leases will be granted outside the Landlord and Tenant Act 1954.

RATES

The Rateable value for the entire downstairs is £8,300 per annum and therefore the premises may be suitable for small business rates relief. Prospective tenant should make their own enquiries with Hillingdon Council before legal commitment is made.

VIEWINGS

Strictly by appointment only through sole agents:-

George Moriarty

D: 020 8429 9003

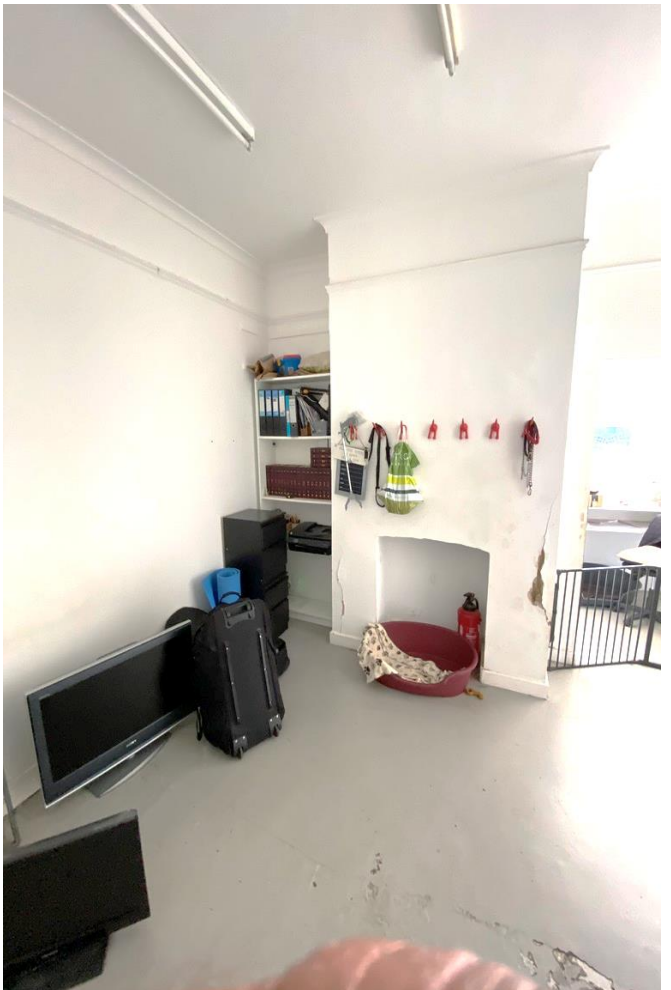
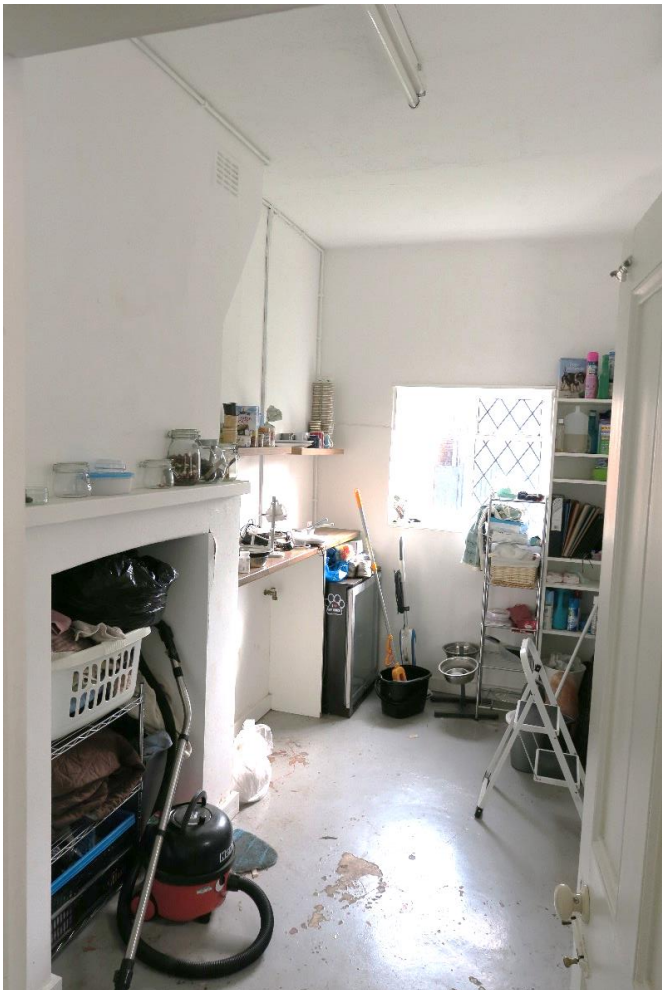
E: george@davidcharles.co.uk

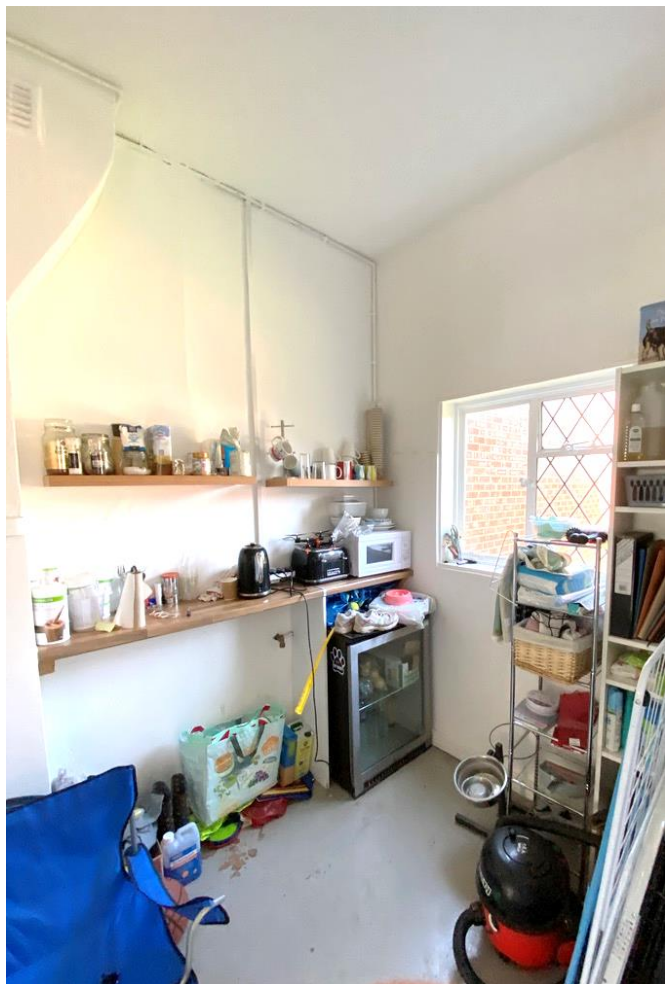
Jessica Domingos

D: 020 8429 9008

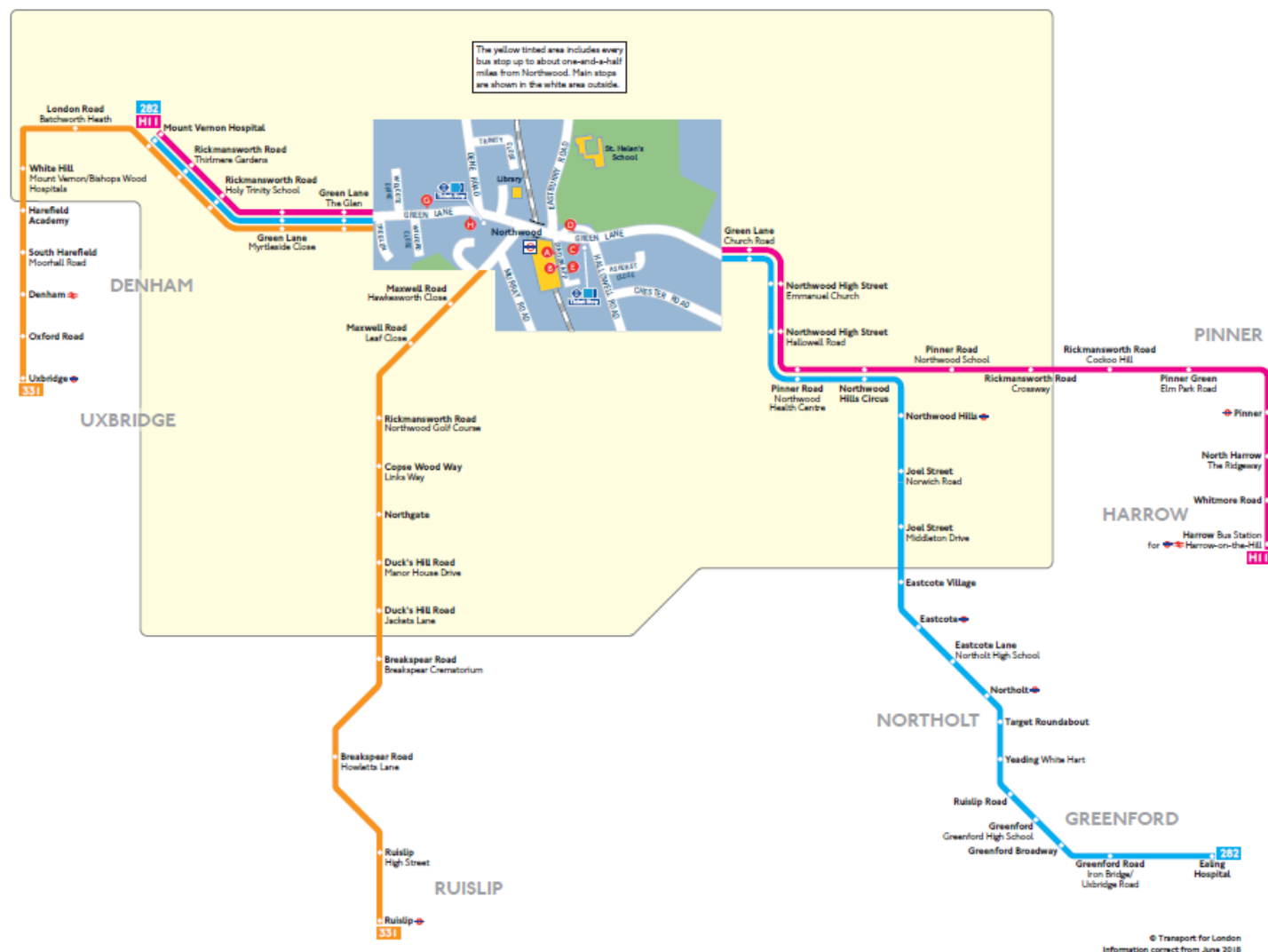
E: Jessica@davidcharles.co.uk







Buses from Northwood



Route finder

| Bus route | Towards | Bus stops |
|-----------|-----------------------|-----------|
| 282 | Ealing Hospital | D G |
| | Mount Vernon Hospital | C H |
| 331 | Ruislip | B G |
| | Uxbridge | A H |
| H11 | Harrow | D G |
| | Mount Vernon Hospital | C H |

Key

| | |
|--|-------------------------------------|
| | Connections with London Underground |
| | Connections with National Rail |

Ways to pay

| | |
|--|---|
| | Use your contactless debit or credit card. It's the same fare as Oyster and there is no need to top up. |
| | Top up your Oyster pay as you go credit or buy Travelcards and bus & tram passes at around 4,000 shops across London. |
| | Sign up for an online account to top up online and see your travel history and spending. |