david charles
property consultants

TO LET

136 High Street

Harrow, HA3 7AW

Fully fitted restaurant / Shisha lounge – Lease For Sale

2,710 sq ft
(251.77 sq m)

- Fully fitted throughout with substantial extension to the rear.
- Shisha Lounge with open top automated roof.
- Restaurant to the front.
- Substantial fit out ready for immediate occupation.
- Long term lease.

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Summary

Available Size	2,710 sq ft
Business Rates	Upon Enquiry
EPC Rating	C

Description

The premises comprise a fully fitted restaurant/shisha lounge situated on the corner of High Road & Spencer Road. The premises have undergone a substantial fit-out by the current owners and present a rare opportunity to acquire an existing shisha/restaurant.

Location

The premises are located within 0.3 miles of Harrow & Wealdstone Station which provides links into London Euston in 13 minutes. Harrow & Wealdstone is undergoing significant regeneration and is home to a number of local and national retailers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,710	251.77	Available
Total	**2,710**	**251.77**	

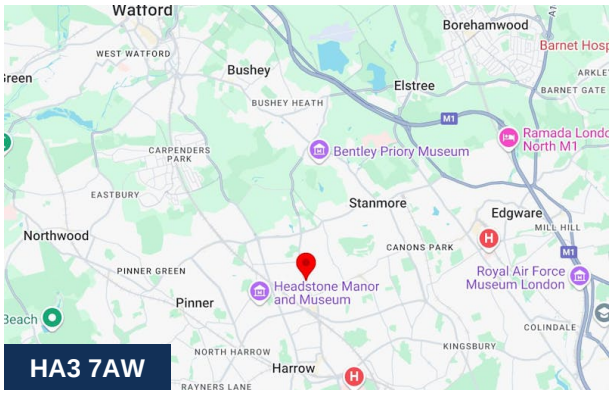
Lease

The property is available by way of an assignment of our client's existing lease which expires on 25 November 2039. The lease is granted within the Landlord & Tenant Act 1954 part II thus our client has the right to renew.

The current passing rent is £20,000.00 per annum.

Video

- Marketing Video - https://vimeo.com/1026533657



Viewing & Further Information

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