



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.

Summary

Available Size	2,710 sq ft
Rates Payable	£7,360.25 per annum
Rateable Value	£14,750
Legal Fees	Each party to bear their own costs
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.

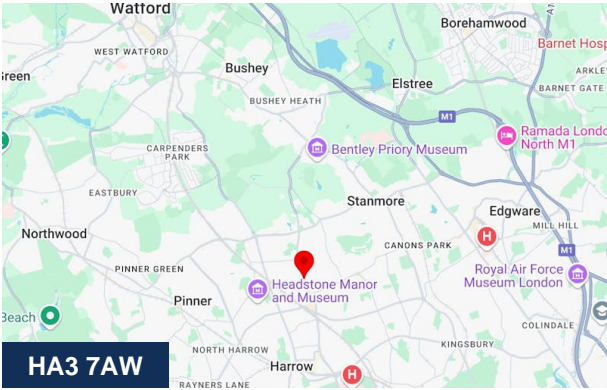
The current passing rent is £20,000.00 per annum.

Premium

A premium is being sought to benefit our client's existing lease, fixtures, fittings, and associated goodwill. This includes but is not limited to, the following: decorations and fittings, shisha equipment, all necessary business licenses (including those for late-night operations (until 3:00 a.m. daily), alcohol service, and shisha operations) and open rooftop and drop-down windows designed to facilitate shisha bar activities. The premium has been set at £100,000.

Video

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



Viewing & Further Information

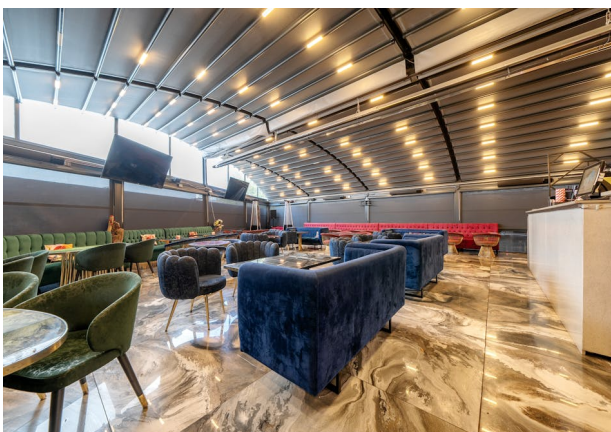


George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Finlay Milnes
020 8429 9009 | 07522 700 508
finlay@davidcharles.co.uk

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High Road, Harrow, HA3

Approximate Area = 2710 sq ft / 251.7 sq m (excludes store)

For identification only - Not to scale

