



## **80 High Street, Harrow**

Middlesex, HA3 7AF

### **Mixed use premises - To Let**

**1,666 sq ft**

(154.78 sq m)

- Situated beneath a stunning new residential development.
- 1,666 sqft Café / Restaurant over ground and first floor with outdoor seating area.
- Situated a short walk from Harrow & Wealdstone Station.

# 80 High Street, Harrow, Middlesex, HA3 7AF

## Summary

Available Size	1,666 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
EPC Rating	Upon enquiry

## Description

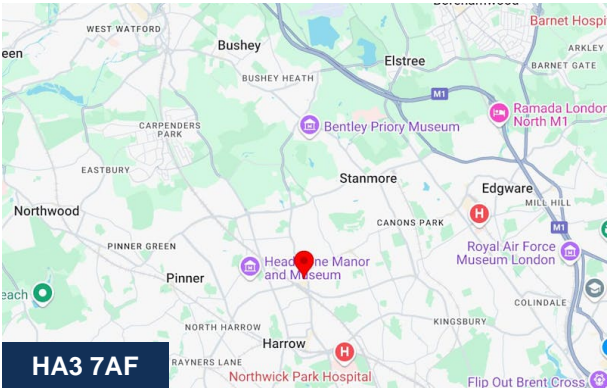
The building comprises of the former Harrow & Wealdstone Police Station designed by John Dixon Butler in 1907. The premises comprises of a central staircase core, and 3 good size rooms. The premises are predominantly shell & core ready for tenants fit out. The restaurant unit has an outdoor area that could be used to create outdoor seating.

## Location

The premises are located within the Wealdstone area of the London Borough of Harrow which is currently undergoing significant regeneration. Nearby retailers include Boots, Iceland, Santander, Halifax and Asda. A number of bus routes pass the property and Harrow & Wealdstone Overground & Underground station is 0.4 miles from the property.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 80 High Street (Cafe)	1,666	154.78	Available
Total	1,666	154.78	



## Viewing & Further Information



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