



## Station Road Clinic

12-14 Station Road, Harrow, HA1 2SL

### Ground Floor Return Frontage Retail Unit To Let.

**1,400 sq ft**

(130.06 sq m)

- EPC rating A
- Prominent Return Frontage
- Use Class E
- Suitable For A Range Of Uses
- Less Than 20 Minutes From Euston Station
- Harrow & Wealdstone Metropolitan Underground Station (0.4 miles)

# Station Road Clinic, 12-14 Station Road, Harrow, HA1 2SL

## Summary

<b>Available Size</b>	1,400 sq ft
<b>Rent</b>	£39,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A

## Description

The premises comprises a ground floor modern retail unit of approximately 1,436 sq. ft. Previously trading as an aesthetics clinic the unit benefits from four private treatment rooms, a spacious staff room, a kitchenette and a welcoming reception area. In addition, the building has the benefit of comfort cooling air conditioning throughout, suspended ceilings and disabled WC facilities. The entire unit is of good condition throughout and would benefit various commercial occupiers.

## Location

The building is situated on Station Road utilising a prime prominent ground floor return frontage position with excellent visibility, transport links and high footfall. The premises benefit from several bus routes and train stations including Harrow-on-the-Hill and Harrow & Wealdstone, which provide access to the London Underground and National Rail services for London and other regions. Additionally, this unit benefits from excellent road links, such as the A404 (0.6 miles) and the A406 (1 mile) allowing for access to the M1 and M25 motorways allowing for travel to Central and Greater London.

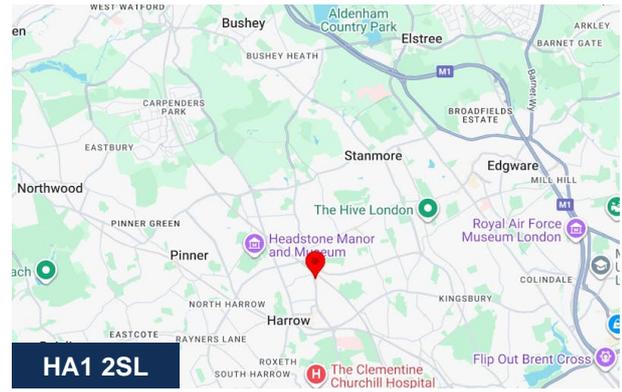
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Available
<b>Total</b>	<b>1,400</b>	<b>130.06</b>	

## Terms

This premise is available by way of a new lease for a term to be agreed.



## Viewing & Further Information



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# Station Road, Harrow, HA1

Approximate Area = 1417 sq ft / 131.6 sq m

For identification only - Not to scale

