david charles
property consultants

TO LET

38-40 High Street

Wealdstone, HA3 7AE

Prominent Retail Unit with a Fitted Kitchen.

Additional accommodation available by arrangement to suit larger requirements.

2,400 sq ft

(222.97 sq m)

- Prominent retail location
- Return frontage
- Kitchen equipment (not tested)
- 0.1 miles from Harrow & Wealdstone station
- Suitable for a range of uses within Class E
- Heating and Cooling

020 8866 0001

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Summary

Available Size	2,400 sq ft
Rent	£45,000 per annum - Rental concessions may be available to Voluntary and Community Sector occupiers
Rates Payable	£14,040 per annum
Rateable Value	£32,500
Service Charge	Service charge available upon application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

38–40 High Street, comprises a prominent double-fronted Class E retail unit situated within a well-established and thriving location. The premises provide approximately 2,400 sq ft of predominantly open-plan accommodation, offering an excellent opportunity for a wide range of retail, leisure, hospitality, medical, office or other Class E occupiers. Most recently trading as a café, the unit is currently configured to provide a spacious customer dining area to the front, creating an attractive and welcoming trading environment, with ancillary office accommodation and a fitted commercial kitchen to the rear (not tested or warranted). The flexible layout lends itself to reconfiguration, enabling occupiers to adapt the space to suit their operational requirements, subject to any necessary consents. The property's prominent frontage provides excellent visibility and strong branding opportunities in a busy retail environment. Additional ground floor accommodation is available if if required to suit larger requirements.

Location

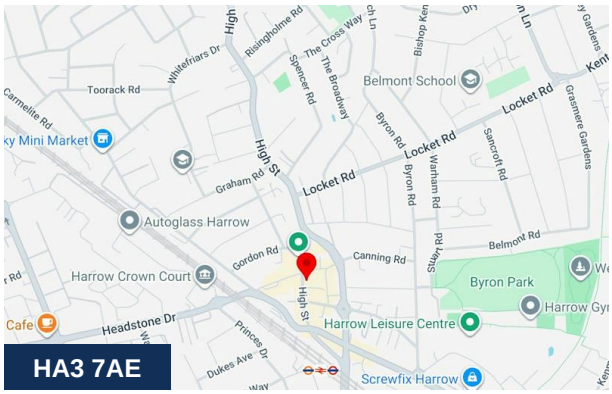
Located in the heart of Wealdstone, the premises are within an established retail position within a busy neighbourhood shopping destination. The area benefits from strong pedestrian footfall, a diverse mix of national and independent retailers, and excellent public transport links via Harrow & Wealdstone Station, providing Bakerloo, London Overground and National Rail services. Surrounded by a densely populated residential catchment and ongoing regeneration, the location supports a wide range of retail, leisure and service-based occupiers. Nearby occupiers include major convenience, food and healthcare operators, reinforcing the area's appeal as a convenient and well-established commercial hub with sustained customer activity throughout the week.

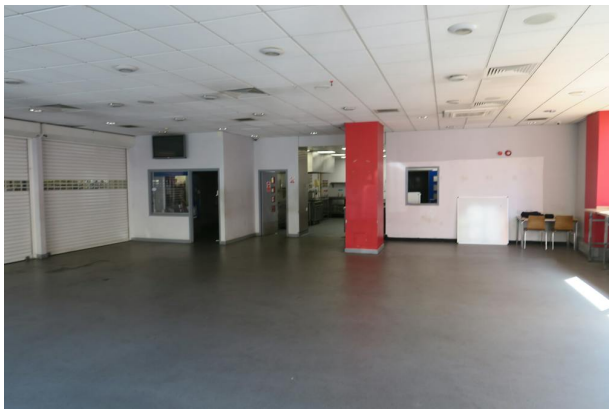
Terms

The premises are available by way of a new lease for a term by arrangement.

AML Requirements

In accordance with the Anti Money Laundering regulations we are legally required to undertake identity verification checks on all parties to a transaction. Prospective tenants will be required to provide satisfactory proof of identity together with information relating to the source of funds, where applicable. These checks will be carried out by an independent third-party provider prior to the transaction proceeding. Any costs associated with these checks will be the responsibility of the tenant.





Viewing & Further Information

Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

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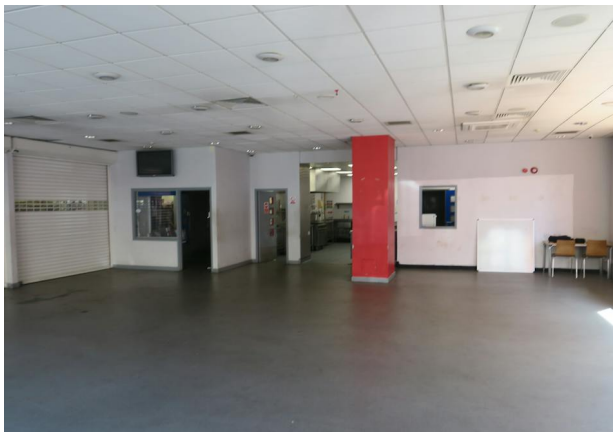
THE WEALDSTONE
CENTRE
RED BRICK CAFE
SHOP TO LET