



# Shop To Let - Harrow Wealdstone HA3

New lease available

GILMARTIN LEY

53a and 53c High Street,  
Wealdstone,  
HARROW, HA3 5DQ



### Area

Net Internal Area: 69 sq.m. (742 sq.ft.)

### Rent

£22,000 per annum (approx.  
£1,833 monthly) subject to  
contract



### Property Description

The subject property comprises a ground floor lock up shop, which occupies a central position on this vibrant shopping parade on the High Street, Wealdstone, Harrow.

The shop which was formally operating as a banking premises, is regularly shaped and benefits from its own WC and kitchen / staff break-out room.

There is metered parking directly outside the property.

- > New FRI lease on terms to be negotiated
- > Vibrant High Street location
- > Excellent transport communications via both road and rail
- > 0.22 miles to Harrow & Wealdstone London Underground Station
- > Circa 5 miles to M1 (J1) and A406 North Circular Road

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Shop	68.94	742	Net Internal Area



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### Property Location

The property is located in the heart of Harrow Wealdstone on the west side of High Street, just north of the junction with Gordon Road.

Wealdstone is a densely populated residential area within the London Borough of Harrow, only 1.79 kilometres (1.11 miles) to the north of Harrow on the Hill and situated circa 17.8 kilometres (11 miles) north west of Central London.

Existing national retailers in the immediate vicinity include; Asda, Subway, Boots, Nationwide, Post Office, Lloyds Bank, Ladbrokes Plc, Costa Coffee, Poundland and Iceland. Peel House multi storey car park is circa 5 minutes walk from the property, providing over 250 public car parking spaces.

Harrow & Wealdstone Station (Overground Line, Bakerloo Line, London Midland mainline rail and Southern mainline rail services) is circa 0.36 kilometres (0.22 miles) to the south of the property and provides frequent services to London Marylebone Station (travel time approximately 16 minutes), London Euston Station (travel time approximately 17 minutes) and Oxford Circus (travel time approximately 37 minutes).

The M1(Junction 1) and the A406 North Circular Road is only 8.3 kilometres (5.16 miles) south east of the property.

Harrow Wealdstone is well served for buses with numerous routes operating along the High Street.

**2017 Rateable Value** £15000.00

**Estimated Rates Payable** £7200 per annum

**Service Charge p.a.** tbc

**Premium** Nil

**Terms** A new full repairing and insuring lease for a term to be agreed.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** Harrow Council

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/26415>  
Energy Performance Certificate - Ground Floor Shop

**Last Updated:** 07 Dec 2018

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Our ref: 26415

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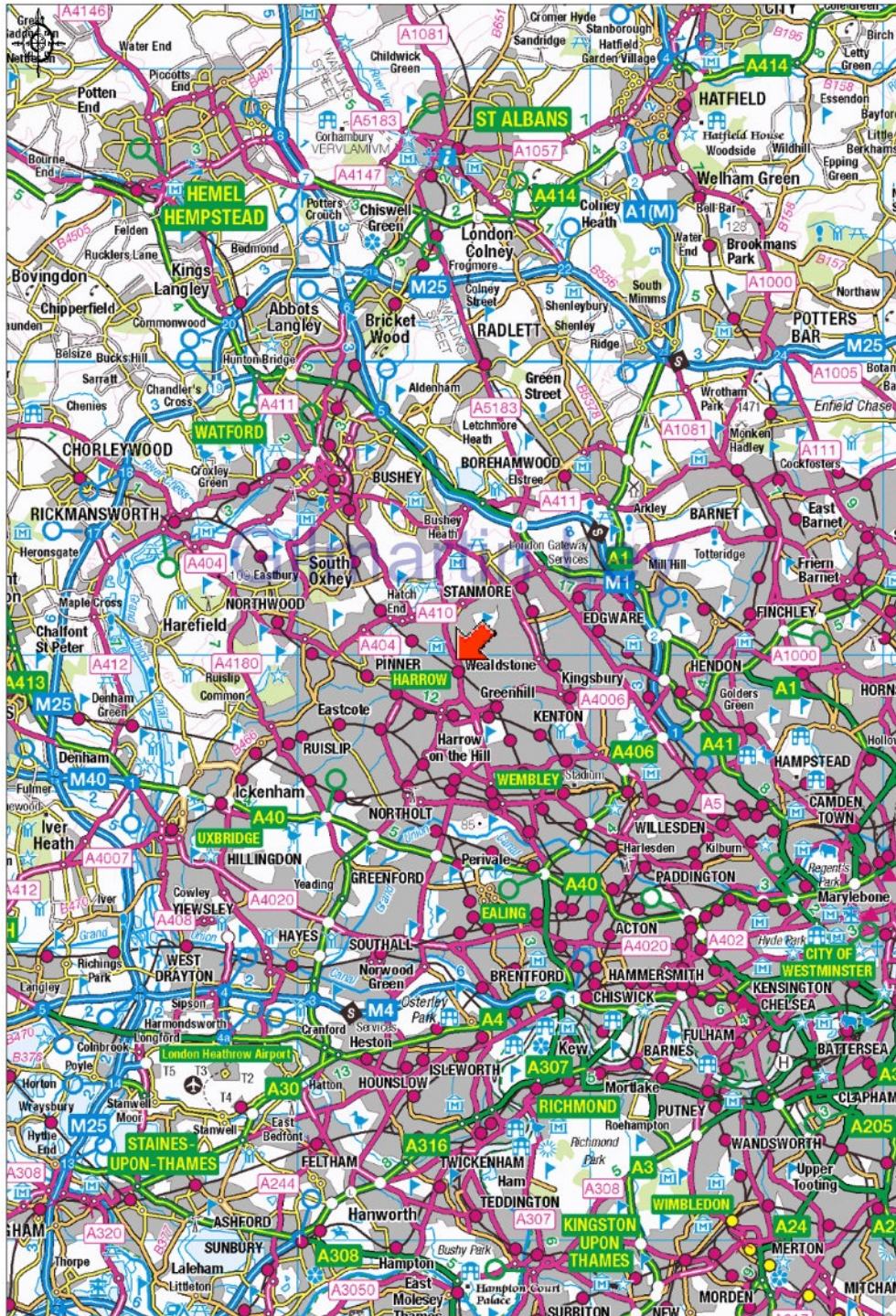


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