

St Anns
shopping

SHOP TO LET

UNIT 16A

HARROW



LOCATION

The premises are situated in a prime corner position at the front of St Anns Shopping Centre, in the heart of Harrow's pedestrianised retail area. The shop has frontage to the Shopping Centre and St Anns Road. Retailers nearby include *H&M, Marks & Spencer, Ann Summers, Waterstones, Primark, JD Sport, Next* and *Pret*.

ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	3.47 m	11 ft 5 in
Net Frontage	2.94 m	9 ft 8 in
Shop Depth	15.75 m	51 ft 8 in
Ground Floor	81.94 m ²	882 sq ft
First Floor	84.91 m ²	914 sq ft

LEASE TERMS

The premises are available by way of a new 10 year lease, with an upwards only rent review after five years.

RENT

£70,000 pax.

SERVICE CHARGE

The estimated service charge is £15,726.

BUSINESS RATES

Rateable Value	£84,000
UBR (2020/21)	51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 0208 863 5611.

ENERGY PERFORMANCE CERTIFICATE

Band B. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT APRIL 2020

M&S
EST. 1884



flying tiger
copenhagen

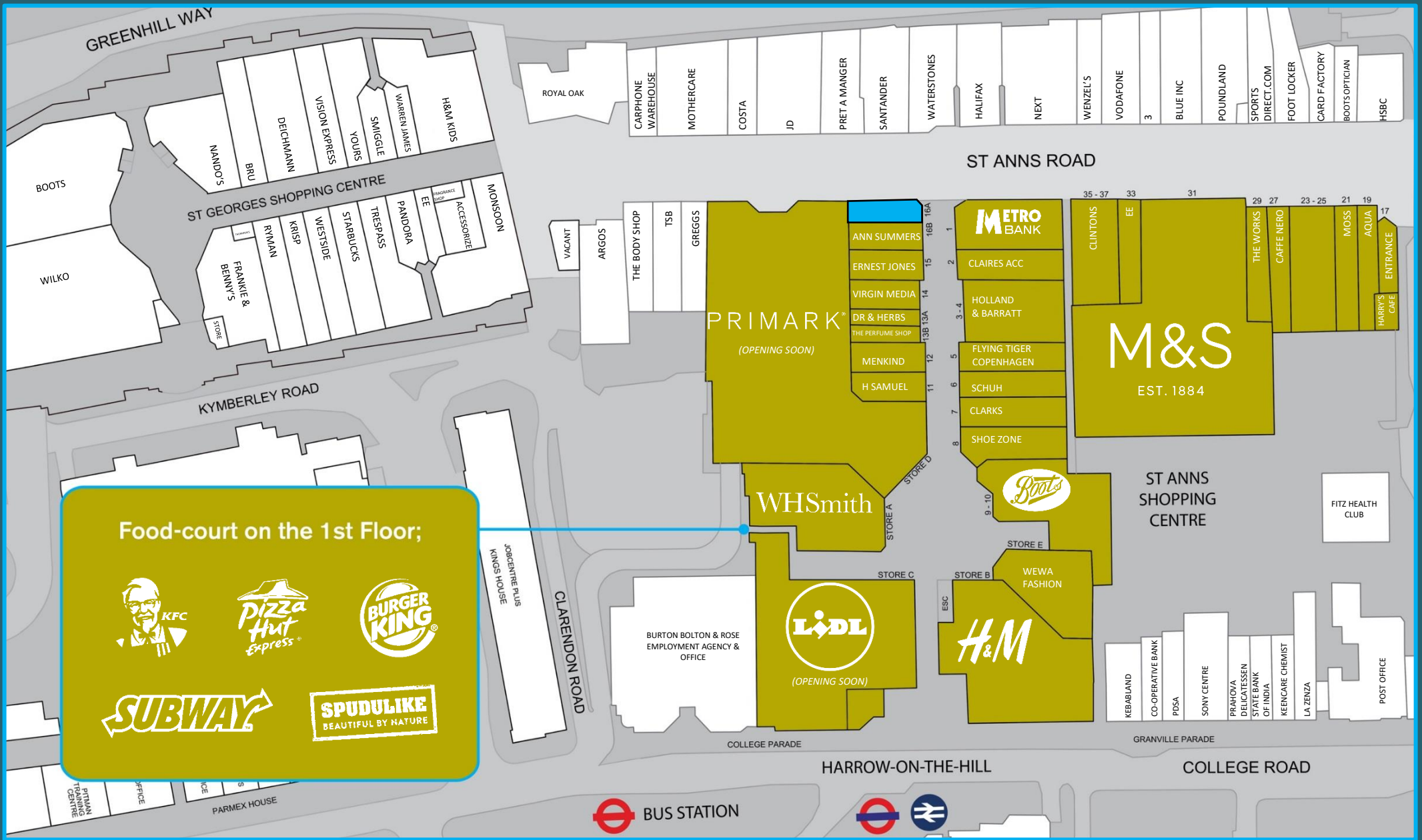
PRIMARK[®]
(OPENING SOON)



Clarks

H&M

METRO
BANK



Misrepresentation Act

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For All Enquiries Contact Joint Agents



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