

St Anns
shopping

SHOP TO LET

STORE E

HARROW



LOCATION

The premises are situated in a prime position in St Anns Shopping Centre, close to **Primark**. Retailers nearby include **H&M, Marks & Spencer, Ann Summers, Waterstones, Primark and Lidl**.

ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	16.66 m	54 ft 1 in
Net Frontage	9.14 m	30 ft
Shop Depth	20.85 m	68 ft 5 in
Ground Floor	318.00 m ²	3,423 sq ft
First Floor	117.05 m ²	1,260 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

£130,000 pax.

SERVICE CHARGE

The estimated service charge is £51,525.

BUSINESS RATES

Rateable Value	£158,000
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

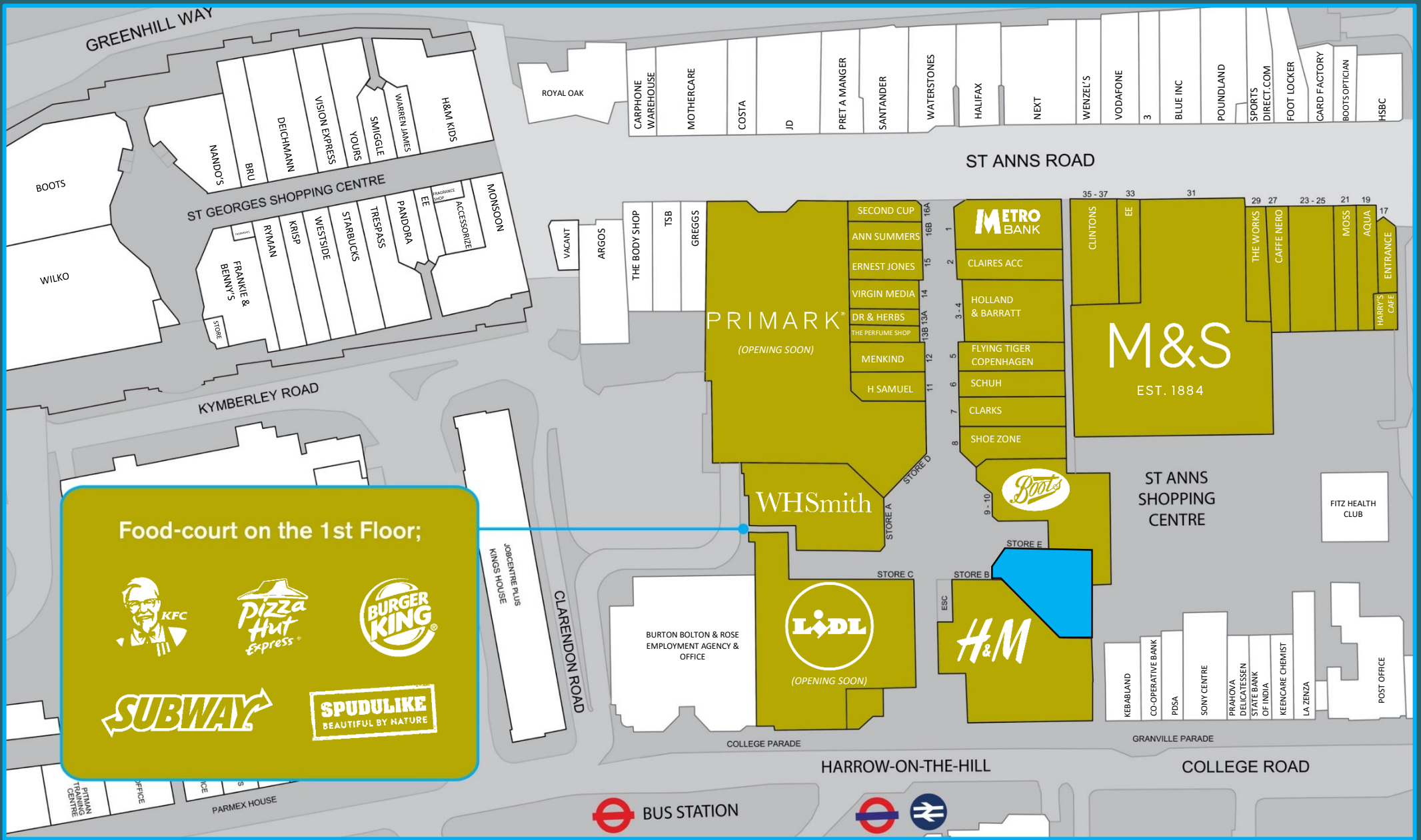
PRIMARK[®]
(OPENING SOON)



Clarks

H&M

METRO
BANK



Food-court on the 1st Floor;

Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. April 2020.

For All Enquiries Contact Joint Agents



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