

TO LET

PRIME LOCK UP SHOP IN HARROW TOWN CENTRE

18 COLLEGE ROAD, Harrow HA1 1BE



Features

- 1,259 Sq Ft (116.96 Sq M)
- £39,500 Per Annum
- Opposite Tube Station
- Next to St Anns Shopping Centre
- All Uses Considered
- Rear Service Road Loading
- New Lease Available
- No Premium

Summary

We are pleased to offer this lock up shop on College Road in Harrow Town Centre which enjoys a prime position with lots of passing trade between Harrow-on-the-Hill Station and St Anns Shopping Centre.

The shop is 1,259 sq ft with loading available from the rear service road. All business uses will be considered including restaurant or medical use.

Available on a new lease at an annual rent of £39,500 per annum.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

18 College Road is located alongside the main entrance to St Anns Road covered shopping centre and alongside occupiers such as Barclays, Tesco, Costa, Tony & Guy, Mathnasium and Mind. The unit is also opposite the entrance to Harrow-on-the-Hill Station and the Harrow Library and Council Public Office.

Description

18 College Road is a lock-up shop, regular in proportion with an internal width of 16'4 and a built depth of 81'03. There is a rear service area and street loading bays on College Road.

Accommodation

Overall floor area 1,259 sq ft

ITZA 608 sq ft

Tenure

Leasehold

Terms

The shop is available on a new lease for a length of term to be agreed. The rental is £39,500 per annum exclusive of business rates and all other outgoings. VAT may be applicable and added to the business rates.

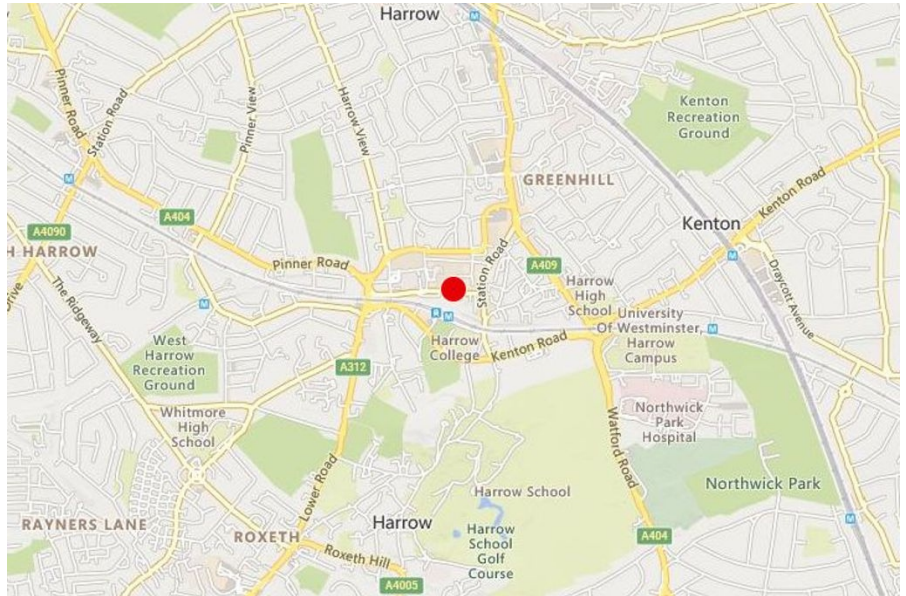
Premium

No Premium.

Business Rates

London Borough of Harrow. Rateable Value £35,500.

Rates payable £13,561 (2026/27) after allowing for RHL relief.



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Planning

The shop has an E Class planning use.

VAT

VAT may be applicable. Interested parties should verify if VAT will be added to the quoted rent figure.

Legal Costs

Each party to bear their own costs.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

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