

To Let

**298 Station Road
Harrow
HA1 2DX**

TO LET

540 sq ft (50.17 sq m)

Ground floor commercial unit to be offered on a new lease. The unit is suitable for various uses, STP.

Key Features

- Prime High Street Location
- Substantial Frontage
- Available on a new lease
- Located on a busy High Street in Harrow Town Centre

298 Station Road, Harrow, HA1 2DX





Description

The property comprises a prominent ground floor commercial unit, previously trading as a retail shop, extending approximately 540 sq ft (50 sq m).

The premises provide versatile open-plan accommodation, offering an incoming occupier the opportunity to fit out the space to suit their own design and operational requirements

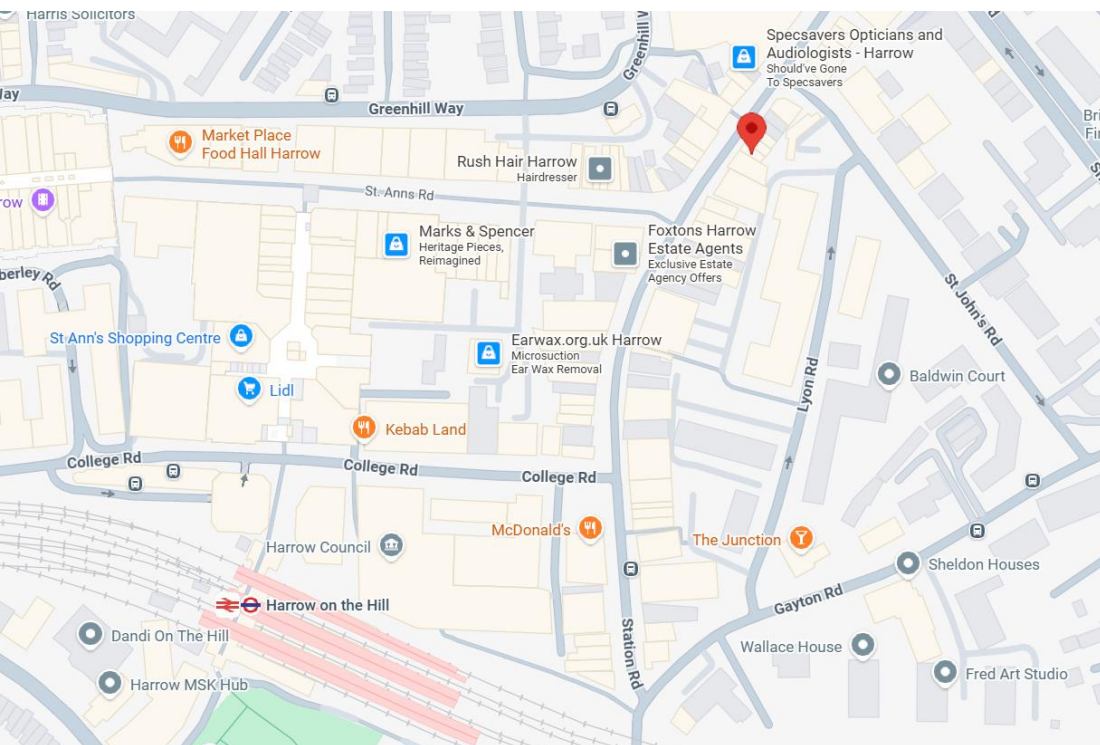
Location

The property enjoys a prominent location in Harrow Town Centre at the junction of Station Road and St Anns Road, immediately adjacent to Nando's, Poundland and Lloyds Bank whilst opposite Tesco and Superdrug, the immediate area is surrounded by numerous other multiple and well established local traders.

This location is extremely well served by public transport with Harrow-on-the-Hill Station (Metropolitan Line and Mainline) and Harrow Bus terminus within a short 5 minute walk.

Car Parks surround the entire area within the St Anns Centre, and the St Georges Centres as well as in Lyon Rd which is directly behind this property.

[Google Maps Link](#)



Accommodation

Gross Frontage	15 ft 3 ins	4.64 m
Built Depth	42 ft 7 ins	12.98 m
Floor Area GIA (approx.)	540 sq ft	50.17 Sq m

Lease	New Lease
Rent	£38,500 pax
Rates	Rateable Value £25,000 (Rates Payable £13,650 before any reliefs if available)
Terms	To be agreed
VAT	TBC
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs
Subject to Contract	

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

info@sandrove.co.uk

020 3488 7411