

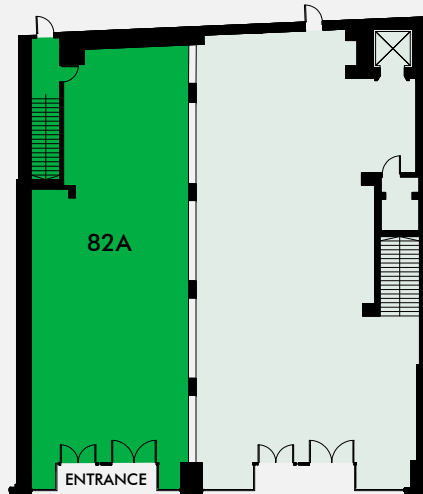
80
82

80-82 ST ANNS ROAD
HARROW • HA1

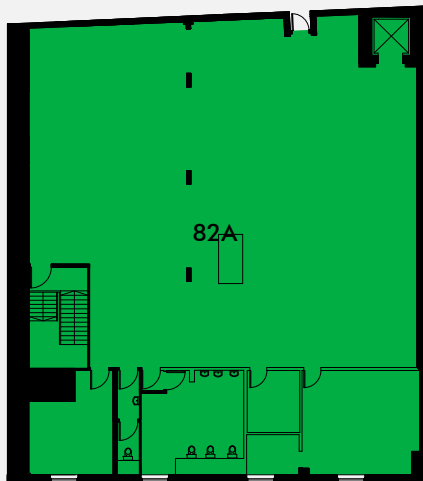
PRIME RETAIL SHOP TO LET
(SUBJECT TO VP)
CAPABLE OF SUBDIVISION



82A PROPOSED GROUND FLOOR

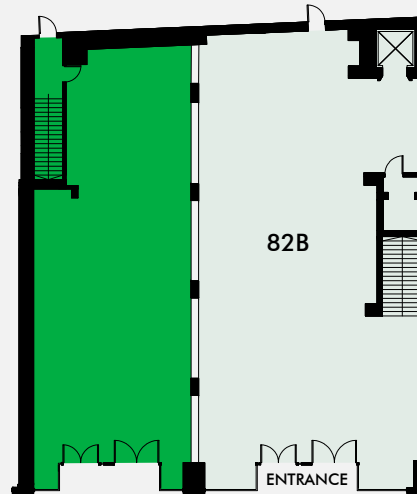


82A PROPOSED SECOND FLOOR

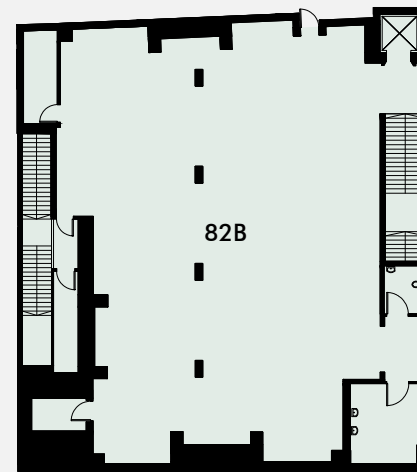


GROUND FLOOR	123 SQ M	1,324 SQ FT
SECOND FLOOR (ANCILLARY)	290 SQ M	3,121 SQ FT
TOTAL	413 SQ M	4,445 SQ FT

82B PROPOSED GROUND FLOOR



82B FIRST FLOOR PLAN



GROUND FLOOR	176.8 SQ M	1,903 SQ FT
FIRST FLOOR (SALES)	268.7 SQ M	2,892 SQ FT
TOTAL	445.5 SQ M	4,795 SQ FT

LOCATION

The premises are situated in a 100% prime position in St Anns Road, located strategically between St Anns and St Georges Shopping Centre. The unit is directly opposite the brand new Primark store which opened in January 2019. Other nearby retailers include H&M, Marks & Spencer, Pret, Waterstones, JD Sport, Footlocker and Next, therefore attracting a significant level of footfall.

ACCOMMODATION

Existing

Ground Floor	3,401 sq ft
First Floor	2,971 sq ft
Second Floor	3,216 sq ft
Total	9,588 sq ft

SUBDIVISION OPPORTUNITY

In addition to being available as is, the property is also capable of being subdivided into two units, the exact specification is subject to final design.

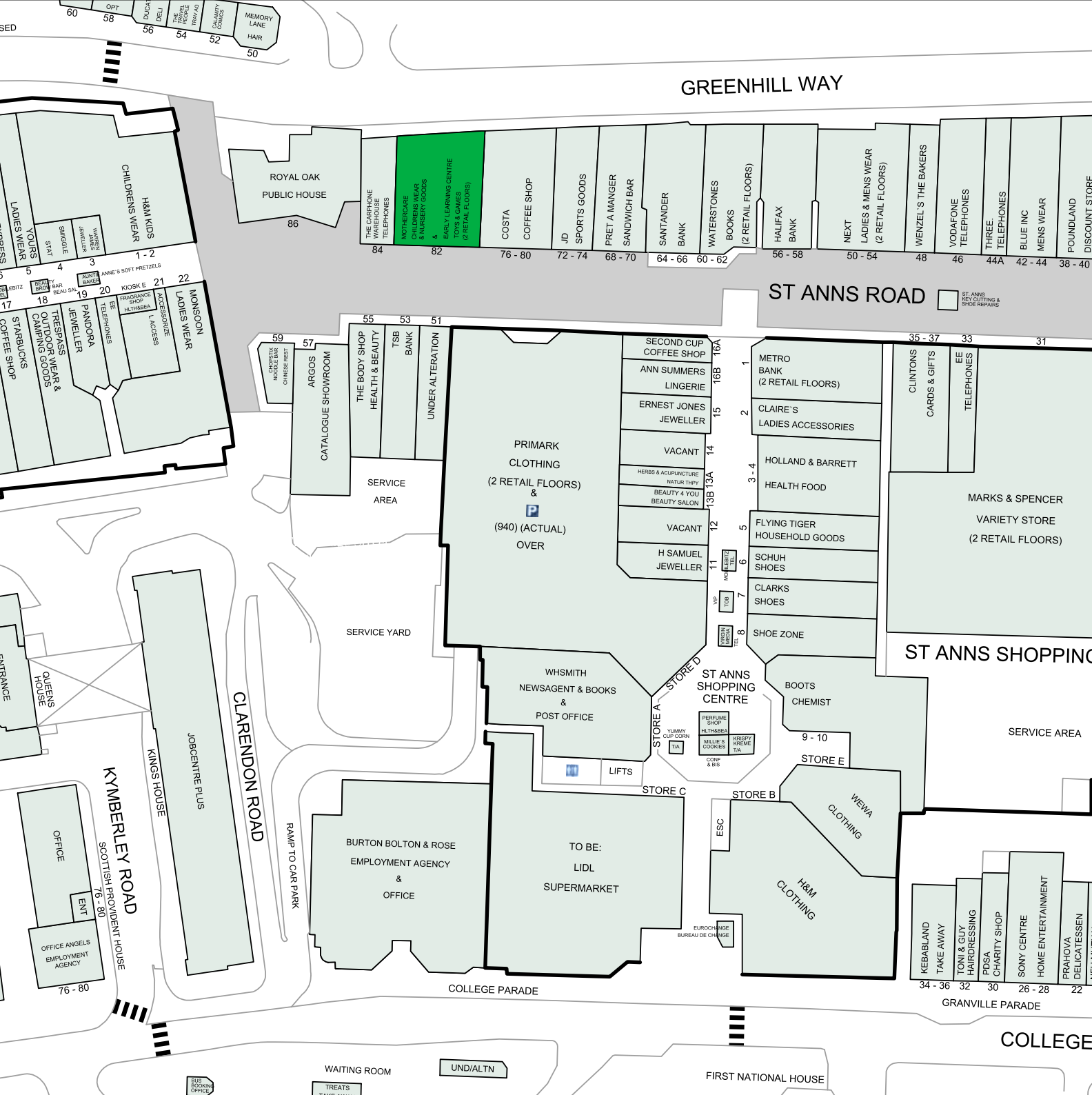
TIMING

The unit is available to let immediately in its existing configuration.

RATES

Rateable Value	£219,000
Rates Payable 2018/2019	£107,967
Rates TBC on a split basis.	





USE

The property currently benefits from an A1 consent, but other uses will be considered subject to planning.

TERMS

A new 15 year FRI lease, subject to upward only rent reviews at years 5 and 10.

RENT

Whole	£185,000 pax
Split	
Unit 82A	£75,000 pax
Unit 82B	£110,000 pax

VIEWING AND FURTHER INFORMATION

Through joint agents Robinson Webster and MMX Retail:



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