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TO LET

228 Imperial Drive

Harrow, HA2 7HJ

Sandrove
Property

TO LET

Ground Floor Commercial Premises with Basement & Mezzanine Accommodation.

Key Features

- ▶ Prominent Imperial Drive frontage
- ▶ Ground floor shop with large basement and mezzanine accommodation
- ▶ Established trading position in Rayners Lane, Harrow
- ▶ Close to Rayners Lane Underground Station (Metropolitan & Piccadilly lines)
- ▶ Rear loading and parking access
- ▶ Good local footfall from surrounding residential and retail parade
- ▶ Suitable for a range of commercial uses (STP)





Description

The property comprises a ground floor shop with large basement and mezzanine accommodation within an established parade of local retailers.

The unit benefits from rear loading access and parking.

The premises was previously trading as a blinds, shutters and awnings showroom, and may suit a range of alternative commercial uses, subject to planning and any necessary landlord consents.

Class E – Planning Use Class

Location

The property is prominently situated on Imperial Drive (A4090) in Rayners Lane, within the London Borough of Harrow.

The parade is home to a mix of independent and multiple retailers, cafés and service businesses, close to Rayners Lane Underground Station (Metropolitan & Piccadilly lines).

The area is a thriving mix of commercial and residential occupiers.

[View on Google Maps](#)

Accommodation (GIA)

	Sq Ft	Sq M
Frontage	16 ft 4 Ins	4.98 m
Ground Floor	664	61.68
Basement	643.5	59.78
Mezzanine	206	19.17
Total	1,513.5	140.63
Lease	New lease, term by negotiation.	
Rent	£22,000 pax	
Rates	Current rateable values - £14,500 (not rates payable).	
VAT	Property is not elected for VAT	
EPC	Available on request	
Legal Costs	Each party to be responsible for their own legal costs	

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

020 3488 7411

Subject to Contract