

To Let

**213 Kenton Road
Kenton, Harrow
HA3 0HD**

TO LET

1,508 SQ FT

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

Key Features

- High Ceilings (3.275m)
- Prime High Street Location
- Substantial Frontage
- 1 Parking Space
- Available on a new lease

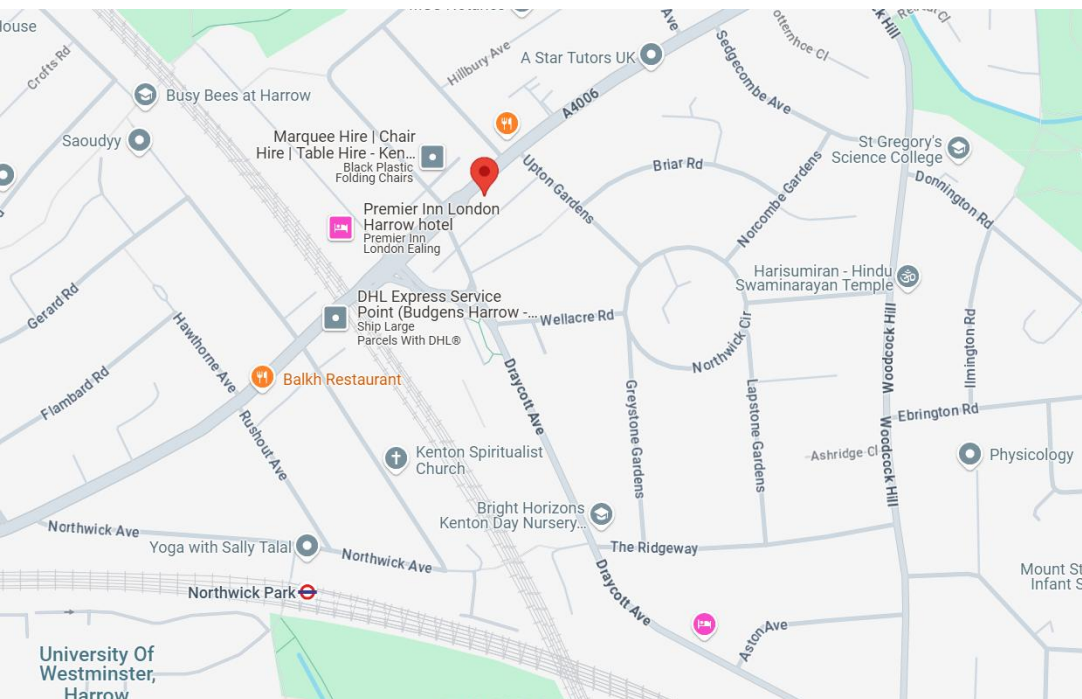


213 Kenton Road, Harrow, HA3 8AZ



Description

The premises provide for a modern clear lock-up shop unit, with rear access, parking and servicing facilities and a modern fully glazed shop front.



Location

The premises occupy a prominent location on the south side of Kenton Road, in this busy North London Shopping Street close to the Sainsbury Store and Premier Inn, whilst only a short distance from Kenton and Northwick Park Underground Stations. There are a number of well established multiple and local operators surrounding this unit including Coral Bookmakers, Medi vet, Budgens, Costa, Subway, etc.

[Google Maps Link](#)

Accommodation

Gross Frontage	20 ft 3 ins	6.17 m
Internal Width	18 ft 9 ins	5.7 m
Shop Depth	59 ft 10 ins	18.24 m
Built Depth	79 ft 8 ins	24.3 m
Floor Area GIA (approx.)	1,508 sq ft	140 Sq m

Lease	New Lease
Rent	£34,500 pax
Rates	Rateable Value £24,500 (Rates Payable £12,225.5)
Terms	To be agreed
VAT	Not applicable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

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