

FOR SALE/TO LET - RETAIL/INVESTMENT

132 PINNER ROAD, HARROW HA1 4JE

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property@vdbm.co.uk

RSTORE

TLQ
NIAN - POLSKI

FRUIT & VEG



JACKNAILS

ESTD 2019

132 Pinner Road 02033408483



HAIRDRESSER

WAXING & THREAD

FACIAL

MASSAGE



ANTIQUES
BOUGHT &
SOLD

One Thirty

ANTIQUES & COLLECTABLES

VDBM
Chartered Surveyors

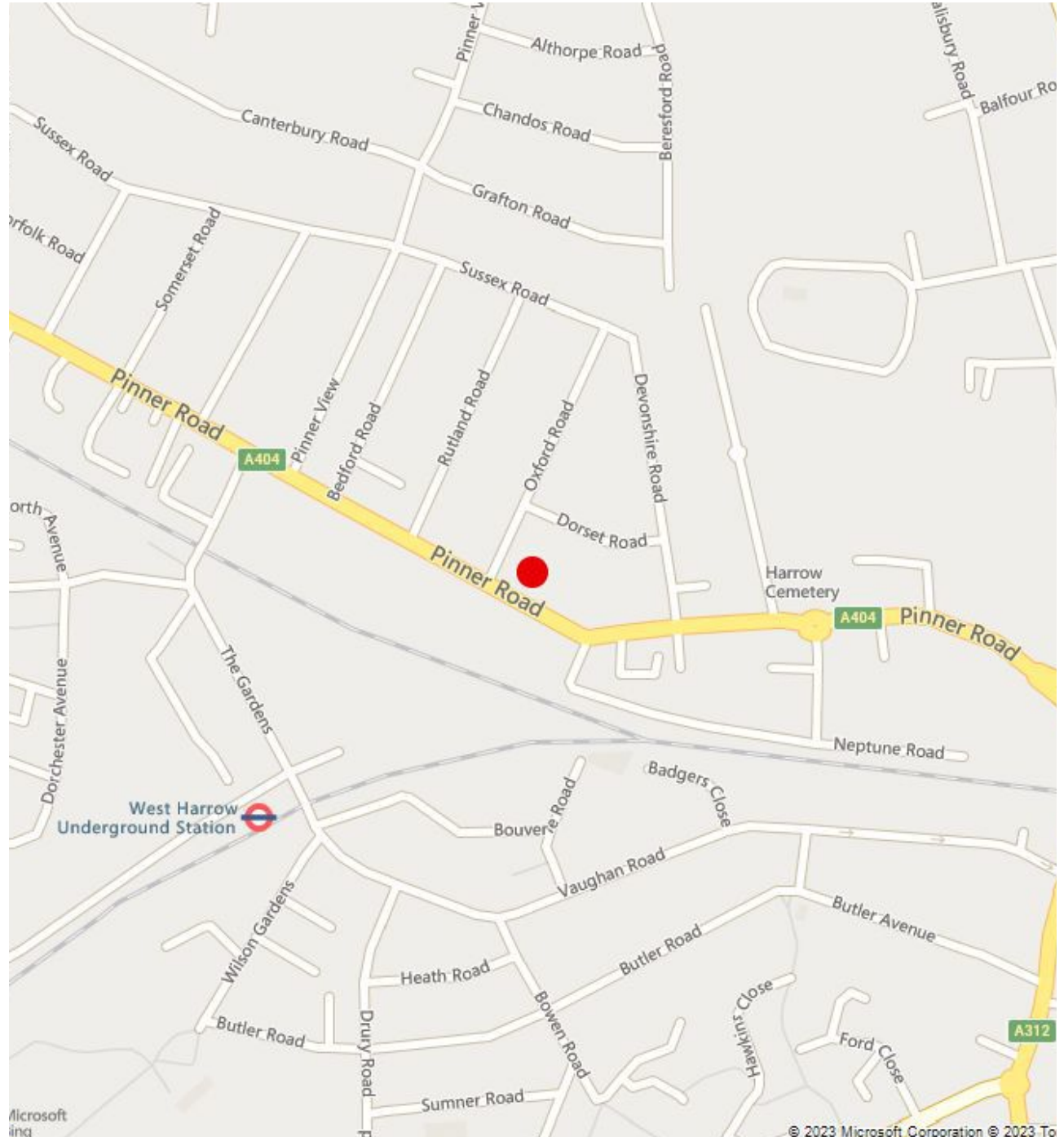
KEY FEATURES

- FOR SALE/TO LET
- PROMINENT GROUND FLOOR CLASS E PREMISES
- EXCELLENT GLAZED FRONTAGE
- BUSY MAIN ROAD LOCATION
- VACANT POSSESSION AVAILABLE
- SUITABLE FOR A VARIETY OF RETAIL, OFFICE AND LEISURE USES (STP)

LOCATION

The property occupies a prominent position on Pinner Road (A404), one of Harrow's principal arterial routes connecting Harrow Town Centre with North Harrow, Pinner and Hatch End. The surrounding parade comprises a diverse mix of independent retailers, convenience stores, restaurants, cafés and professional service providers, serving a densely populated residential catchment and generating consistent levels of pedestrian and vehicular traffic throughout the day.

Excellent transport links are available via Harrow-on-the-Hill, North Harrow and West Harrow Underground Stations, all providing Metropolitan Line services into Central London. The nearby A40, M1 and M25 offer convenient access to the wider motorway network, making this an accessible and well-connected commercial location.







DESCRIPTION

An excellent opportunity to acquire or lease a versatile ground floor commercial premises prominently positioned on the busy Pinner Road in Harrow. Formerly occupied as a beauty and nail salon, the property offers flexible accommodation suitable for a wide variety of occupiers including retail, beauty, medical, office, showroom or other Class E uses (subject to any necessary consents).

The accommodation comprises a bright open-plan retail area with an extensive glazed frontage providing excellent natural light and strong roadside visibility. To the rear are additional treatment rooms/private offices, together with a kitchenette, WC facilities and useful storage space, creating a practical layout for a range of business operations.

The property is presented in good decorative order with laminate flooring, LED lighting and gas central heating throughout, allowing an incoming occupier or purchaser to occupy with minimal initial expenditure.

Externally, the premises benefit from a forecourt providing valuable customer parking and loading, further enhancing the property's appeal.

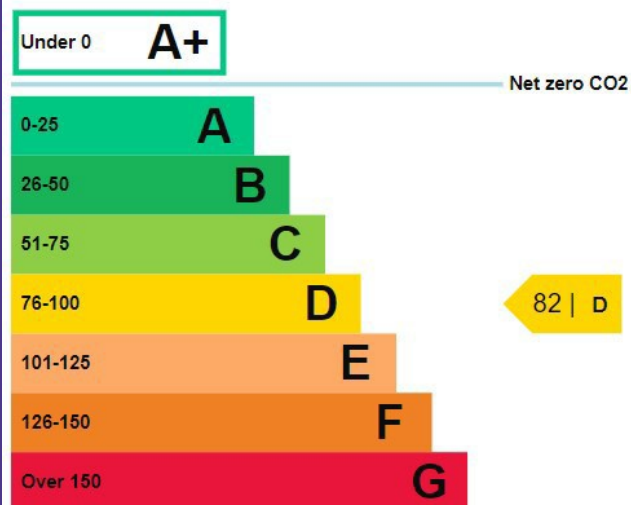


ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR SHOP / OFFICE	900	83.61	

EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of D (82).

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

RENT

£19,000 per annum exclusive

PRICE

£275,000 Guide price

TERMS

Ground floor available freehold or alternative available to let on a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £15,750

Rates Payable: £6,804 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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