

TO LET

Retail Premises

51-53 The Broadway
Stanmore
Middlesex
HA7 4DJ



LOCATION

Stanmore is a densely populated residential suburb some 11 miles north-west of Central London in the London Borough of Harrow. The area benefits from its close proximity to the M1 motorway (Junction 4), approximately one mile to the north.

The subject property is well situated on the south side of the busy Broadway, the principal shopping street through Stanmore, between its junctions with Glebe Road and Marsh Lane. Stanmore underground station (Jubilee Line) is also in close proximity.

Nearby occupiers include **Caffe Nero**, **Boots**, **Pizza Express**, **Card Factory**, **Sainsbury's** and **Lidl**.

DESCRIPTION

The subjects are in the process of being extended to provide the following approximate areas:

Ground Floor	197 sq m	2,120 sq ft
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There is the potential for the unit to be sub-divided to meet requirements.

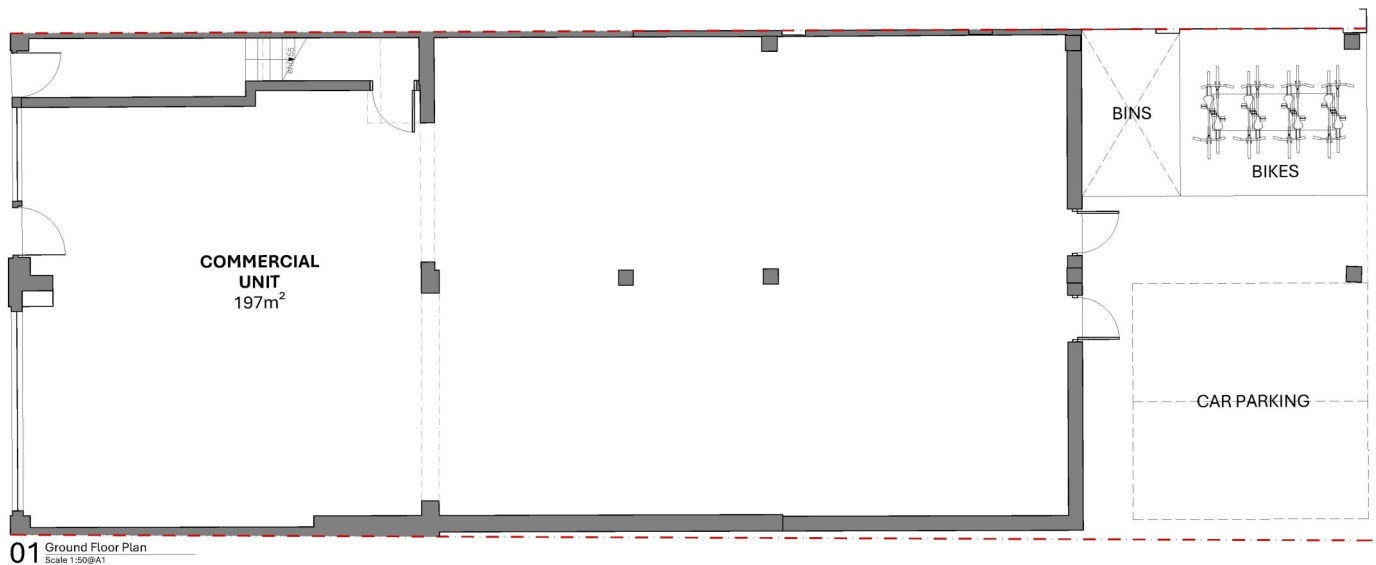
The subjects also benefit from two car parking spaces.

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

07917 834 912
www.ewanmackay.com

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RENTAL

Offers over £75,000 per annum exclusive are invited.

RATEABLE VALUE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay

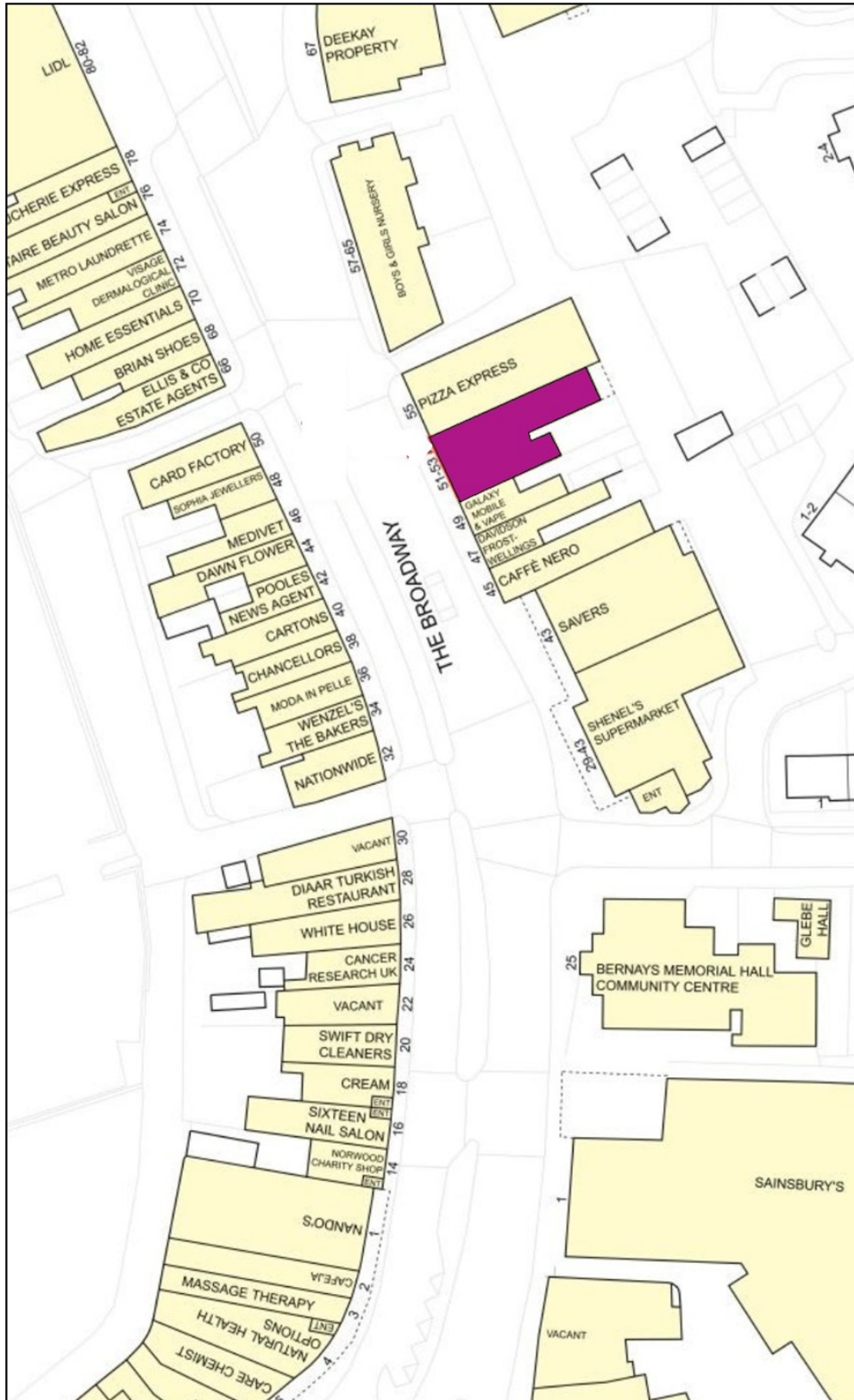
T: 07917 834 912

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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2025.

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