

FOR SALE/TO LET

LOCK UP SHOP IN TO RENT OR PURCHASE IN CENTRAL HARROW

6 College Road, Harrow HA1 1BE



Features

- 1,233 Sq Ft (114.55 Sq M)
- £650,000 for the Freehold/£45,000 Per Annum
- 999 Year Virtual Freehold
- Close to Harrow-on-the-Hill Station
- Excellent Investment
- 1 Car Parking Space
- General E Class Use

Summary

A lock-up shop on College Road, just a short walk from Harrow-on-the-Hill station, is available for sale on a 999-year virtual freehold basis. This is a notably rare opportunity in Harrow town centre, where retail units are seldom offered for sale, making it particularly attractive to investors seeking long-term control in a tightly held location.

The property benefits from strong local tenant demand, which supports solid rental returns and the prospect of capital growth over time through rental increases. Harrow-on-the-Hill is widely regarded as a high-demand area for property investment.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Description

A well proportioned lock-up shop currently fitted as offices but suitable for all E class uses including retail, medical, fitness studio etc. There is a rear service road for deliveries and a shared car park with 1 allocated car parking space. The unit has a 1,233 sq ft GIA.

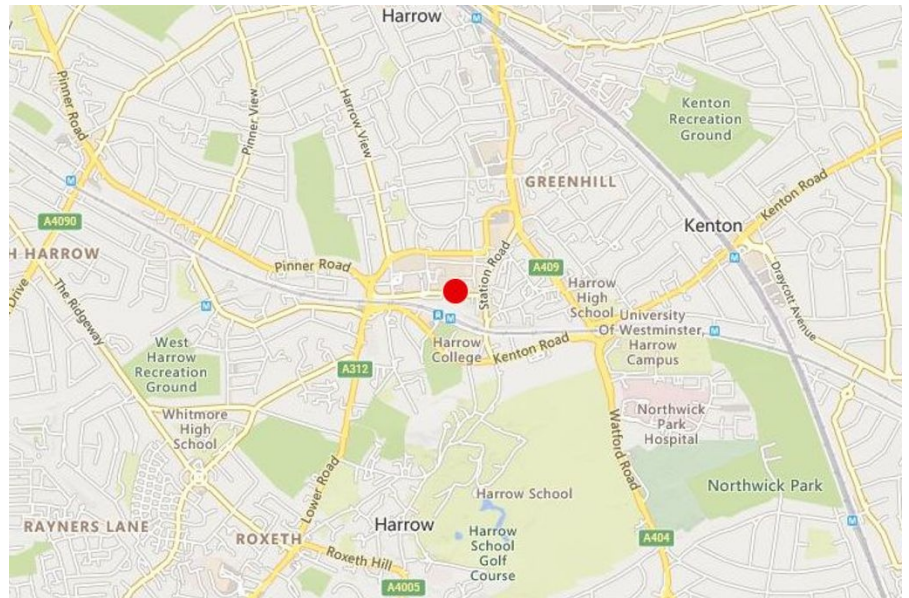
Terms

For Sale 999 year headlease at a peppercorn ground rent. Virtual Freehold £650,000.

or a traditional occupier lease for a term of 15 years with 5 yearly upward only rent reviews. Rent £45,000 per annum.

Business Rates

London Borough of Harrow. Rateable Value £50,500 and rates payable for 2026/27 £19,632.



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Planning

The property has a generic E Class planning use.

VAT

VAT will be added to the rent or purchase price.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Archie Chamberlain 0208 429 6890

archie@chamberlaincommercial.com

Holding Deposit

A non refundable deposit will be required to remove this property from the market and place it under offer.



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