

FOR SALE - INVESTMENT/RETAIL

365 STATION ROAD, HARROW HA1 2AW

01923 845 222
property@vdbm.co.uk



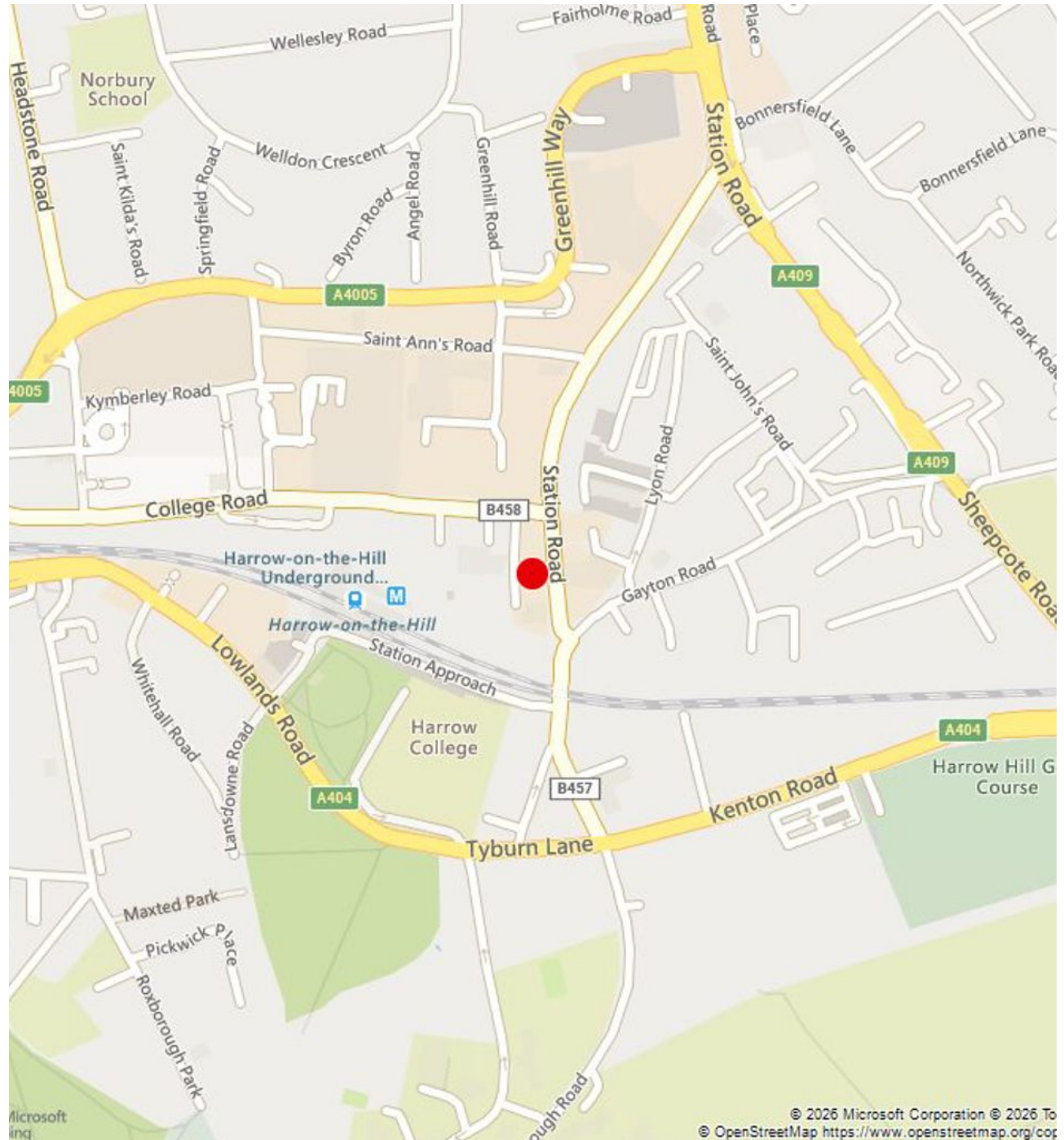
KEY FEATURES

- PROMINENT FRONTAGE WITH OPEN PLAN RETAIL SPACE
- INCOME PRODUCING INVESTMENT
- PRIME SPOT ON BUSY STATION ROAD, HARROW
- STRONG FOOTFALL WITH NEARBY NATIONAL RETAILERS
- CLOSE TO HARROW ON THE HILL STATION
- EXCELLENT LINKS INTO CENTRAL LONDON

LOCATION

The property is situated in a prime position on Station Road, Harrow's main commercial high street, benefiting from strong footfall and a vibrant retail environment. The immediate parade includes a mix of well-known national operators and independent retailers, with occupiers such as McDonald's and popular local food outlets nearby, driving consistent pedestrian traffic throughout the day.

Harrow-on-the-Hill Station is within easy walking distance, providing Underground and mainline services into Central London, further enhancing accessibility for both customers and staff. This combination of high visibility, excellent transport links, and a busy trading location makes the property a highly attractive investment, offering strong tenant demand and long-term rental growth potential.







DESCRIPTION

365 Station Road comprises a well-configured ground floor commercial unit extending to approximately 1,034 sq ft, currently let and trading as a vape retail shop, providing an immediate income-producing investment.

The property benefits from an attractive and prominent shopfront with excellent signage potential, leading into a modern, open-plan retail area fitted with display counters, shelving, and customer seating.

The interior is well presented with contemporary finishes, good lighting, and a practical layout suited to retail use, while ancillary storage and staff areas are positioned to the rear.

The premises are fully occupied, offering investors a turnkey opportunity with an established tenant already in situ.

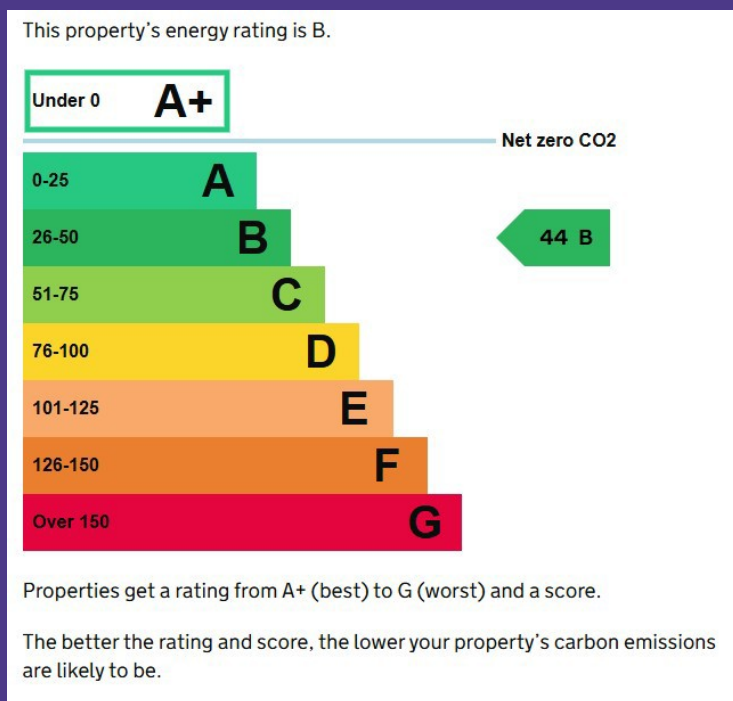
The flats above are both sold off on very long leases.



ACCOMMODATION	SQ FT	SQ M	
SHOP	673	62.52	
OFFICE	113	10.5	
STORES	212	19.69	
KITCHEN	10	0.93	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (44).



PRICE

£425,000 Guide price

TERMS

Freehold for sale.

365A and 365B are sold off on leases of 250 years from 1st January 2014. Ground rents each £50 per annum doubling every 25 years.

The shop is let on a 5 year lease from 1st August 2022 to Vapestream Ltd at a rent of £28,000 per annum rising to £30,000 per annum in August 2026.

VIEWING

Strictly by appointment through VDBM.
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VDBM

Chartered Surveyors



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