

## 5 The Quadrant, Headstone Gardens Harrow, Middlesex HA2 6PN



**Investment Retail Unit 690 sq ft ( 64.10 sq m)**  
**Freehold Sale Price £295,000**

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**COMMERCIAL PROPERTY CONSULTANTS**

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

**DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS**

**Tel: 020 82385588 Mob: 07746 432 899 – Email: [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)**

**Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:**

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

## LOCATION

A Freehold Retail shop, Class E, having a highly visible presence located on the busy cross section of Harrow View and Headstone Gardens in Harrow. There is a deep pavement to the front. It is 0.6 miles to Harrow and Wealdstone Station, which is a 10-12 mt walk or a short bus ride.

## DESCRIPTION

THE SHOP has a Class E Licence, making it suitable for various types of businesses. The shop has been extended to measure 690 sq ft approximately. Please see Floor Plan below. The shop has recently been completely refurbished to a high standard. It has a remote-controlled roller shutter, is double glazed and has a carpeted / laminate floor covering. There is a separate fitted kitchenette and a WC. There is rear access to a service road. Side streets offer ample free parking.

## TENURE

Freehold

## TERM

The unit has been Let to a Bed shop on a 10 year Lease starting Jan 2020. The current rent is £18,000 per annum. The last rent review was in Jan 23, and the last one will be in Jan 2027.

## BUSINESS RATES

The Rates Payable are approximately £4,341 pa (Interested parties are advised to confirm this with Harrow Council)

## RENTAL INCOME

The shop is currently let for £18,000 per annum.

## SALE PRICE

The asking price for the freehold of the shop is £295,000.

## LOCAL COUNCIL

The London Borough of Harrow

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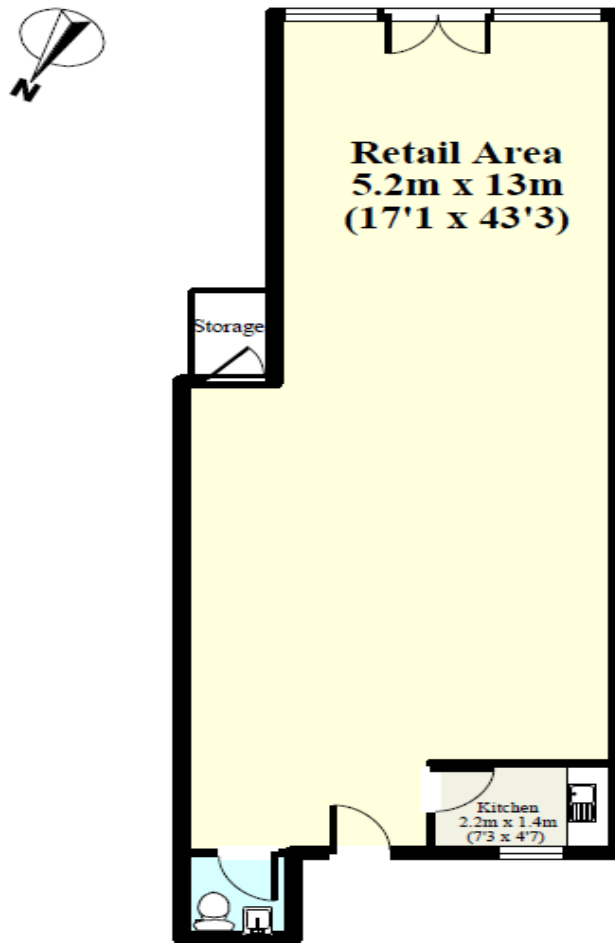
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## FLOOR PLAN



APPROX GROSS INTERNAL FLOOR AREA: 64 sq. m / 690 sq. ft

### **The Quadrant, Headstone Gardens HA2 6PN.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **AVAILABILITY and VIEWING**

For all enquiries, please contact sole agents **Ashton Fox Commercial**.

Please call us on 0208 238 5588 or mail us on [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)

*Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.*

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