

# BUSINESS FOR SALE



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**HARROW**

📍 **South Harrow Station, Northolt Road, Harrow HA2 8HN**

Price **£8,500**  
Per Annum



Property Type

**RETAIL**



Size

**100 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**HARROW**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



South Harrow (53 feet)  
Northolt Park (0.6 miles)  
Sudbury Hill (0.8 miles)

### Local Amenities



Waitrose (0.3 miles)  
Roxeth Recreation Ground (0.3 miles)  
Clementine Churchill Hospital (1 miles)

### VAT Applicable



NO

### Rateable Value



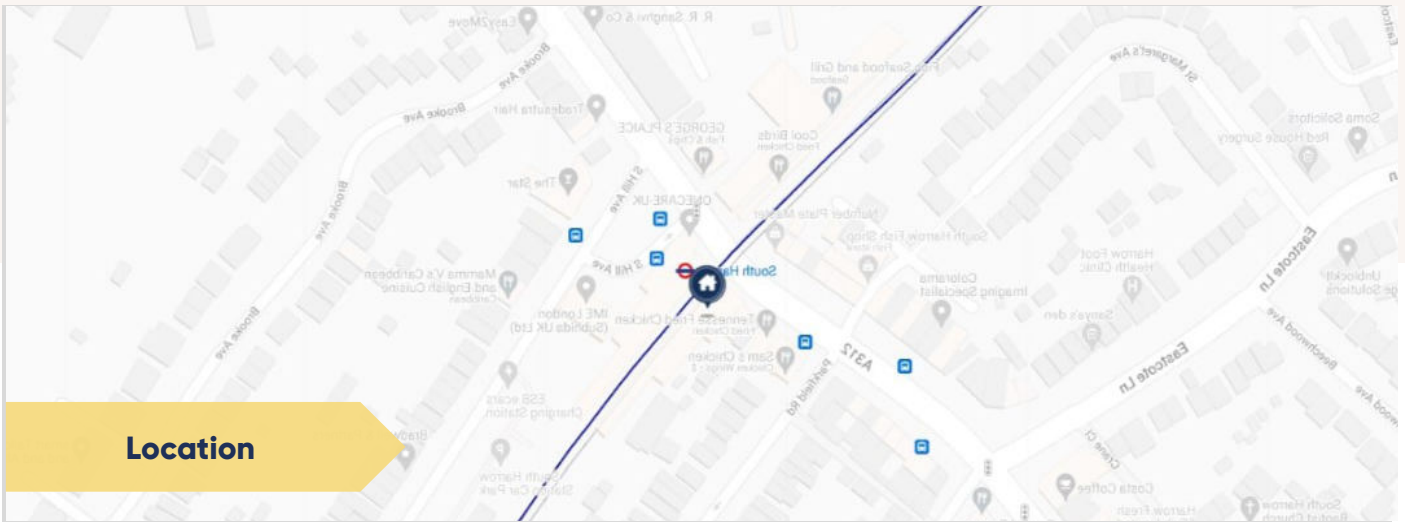
Business Rates Exempt

### EPC



YES

### Location



### Additional Information

The property is situated on the busy High street of Northolt Road and sits next to the entrance of South Harrow station which sees plenty of footfall. The current occupiers would like to sell the business with the asking premium being £32,000. This includes all fixtures, equipment and fittings. The current lease has 6 years remaining with the rent currently being at £8,500 per annum. The business's current intake is between £1,250 - £1,500 per week and we believe there is an opportunity to enhance weekly takings by offering extra services along with shoe repairs. We expect the property to appeal to the following tenants/occupiers:

- Phone shops
- Key cutting services
- Small offices use
- Shoe repairs
- Vape shop
- Printing services

Enquiries are welcome and viewings are strictly on appointment basis only.





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