

14 The Broadway |  
Stanmore | HA7 4DW

Prime Shop | To Let



# 14 The Broadway | Stanmore | HA7 4DW

## Location

Stanmore is an affluent and busy town, situated within the London Borough of Harrow and approximately 11 miles northwest of Central London.

The subject unit is situated in what is arguably the best trading pitch on The Broadway, close to its junction with Church Road. Nearby occupiers include Nando's directly adjacent and Sainsbury's superstore directly opposite. See attached Goad extract for further details.

## Description

Ground floor shop premises laid out with customer area to front and steps up to rear ancillary, beyond which a gated rear yard incorporates an outbuilding currently used for storage.

Above the shop premises are two floors of offices, with self-contained access from the front.

## Accommodation

The premises benefit from the following approximate dimensions and gross internal floor areas:

Shop width	4.26 m	13 ft 12 ins
Built depth	10.28 m	33 ft 9 ins
Shop area	47.13 Sq.m	507 Sq.ft
Outbuilding/stores area	30.38 Sq.m	327 Sq.ft
First floor area	32.86 Sq.m	354 Sq.ft
Second floor area	33.32 Sq.m	359 Sq.ft

## Terms

Available by way of a new FRI lease for a term to be agreed, subject to five yearly upward only rent reviews.

## Key features

- Excellent pitch in affluent town
- On street parking bays to front
- Available with or without offices above
- Storage building to rear yard
- New lease available

## Rent

The premises are available as a whole at £35,000 per annum exclusive.

Alternatively the rent for the shop, yard and outbuilding only is £25,000 per annum exclusive.

## EPC

Ground Floor B 48.

1st & 2nd Floor E 125.

## Rates

The Rateable Value from April 2023 is:

Shop & Premises	£21,500
Offices	£ 8,700

For rates payable please refer to the Local Charging Authority, London Borough of Harrow - 020 8901 2680,

## Legal costs

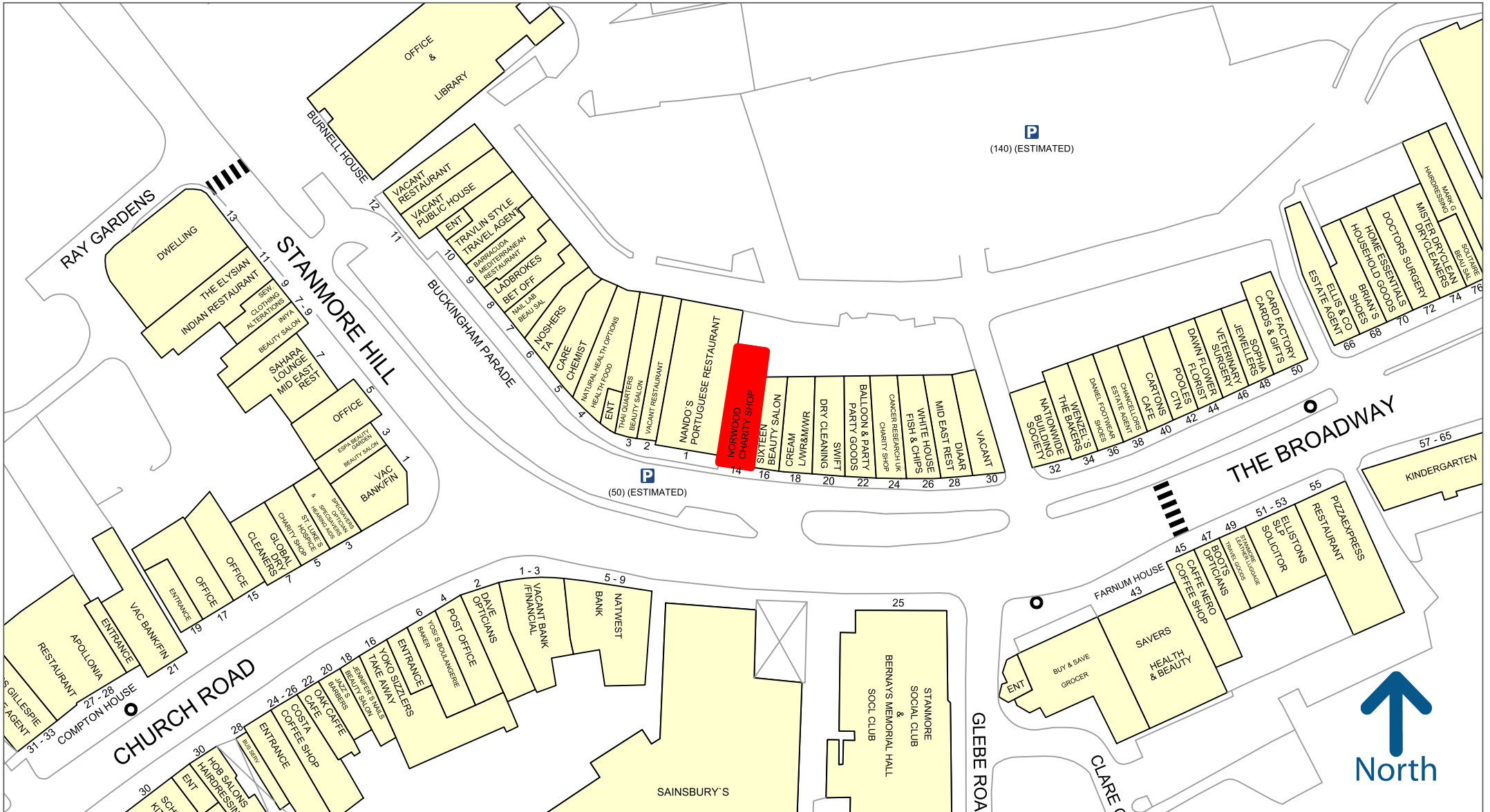
Each party to be responsible for their own legal and consultancy costs.



## Contact

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VIEWINGS - Strictly by appointment



50 metres

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