



69 Station House – North Harrow Station

# TO LET — RETAIL UNIT

## NORTH HARROW STATION, LONDON HA2

The subject premise is in a prominent position situated directly adjacent to the entrance and exit of North Harrow Underground Station. The unit has a single entrance at the front and benefits from an electric roller shutter for security, a floor to ceiling glass frontage and hatch access.

### Location:

North Harrow Underground station is located in North West London in the Borough of Harrow. The station sits within Travelcard Zone 6 and is served by the Metropolitan Line in-between Harrow-on-the-Hill station, southbound, and Pinner station, northbound. The nearest town centre is in Harrow-on-the-Hill, 2.1 miles south-east to the station, and offers both national and local retail occupiers.

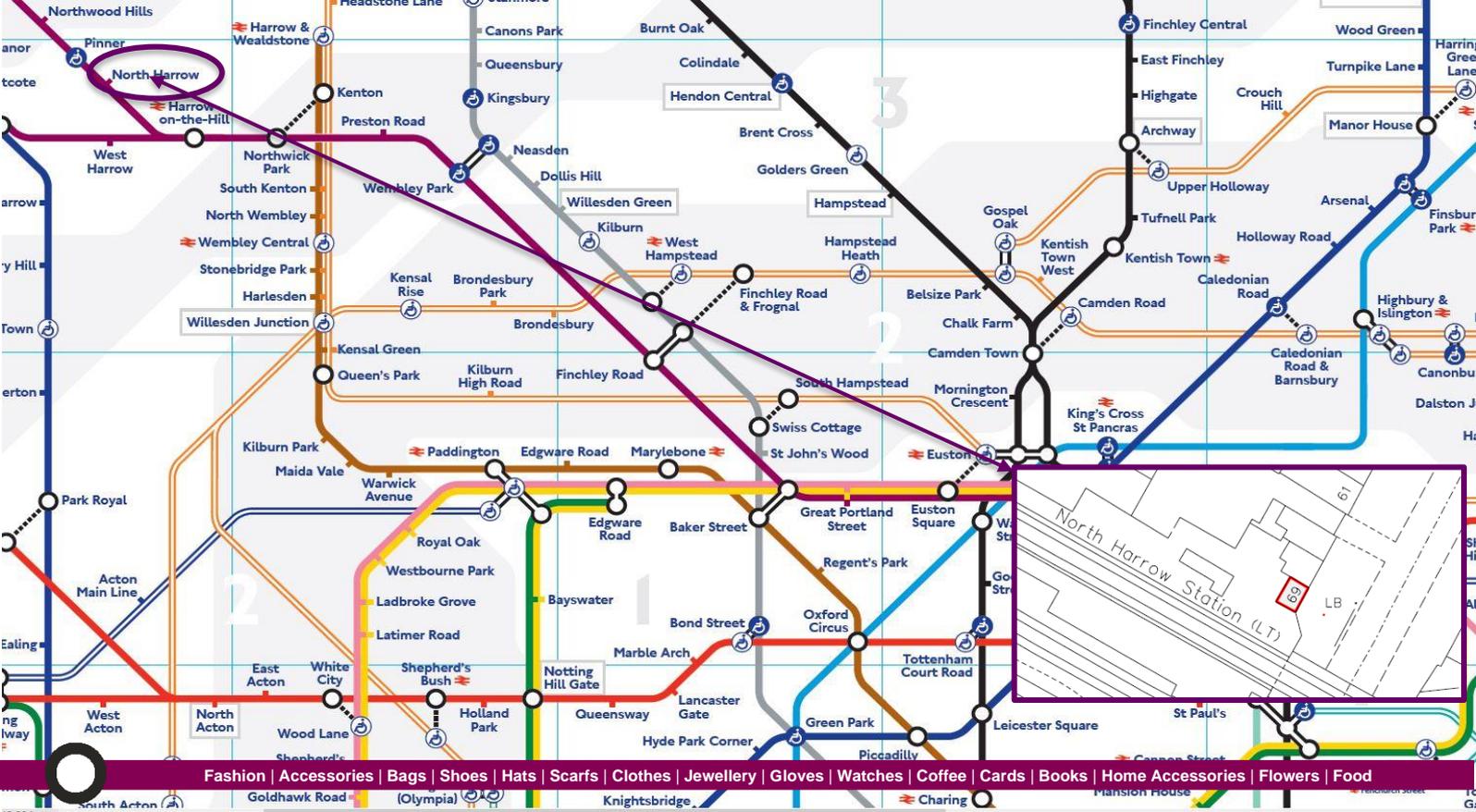
**10.45 million +**  
Annual station footfall

London Underground serves:

**1.84 billion**  
Passengers a year



TRANSPORT  
FOR LONDON



**Description:**

The unit has a simple configuration and is in reasonable condition. The previous tenant was a shoe repair and key cutting operator.

**Unit Sizes:**

**Unit**— NIA 119 sq ft (est)

**Rent:**

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Lease:**

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

**Rates:**

Interested parties are advised to contact the VOA direct for more information.

**Services:**

The unit has single phase power (60 AMP). The unit does not have water, drainage or gas.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Deadlines for Offers:**

Interested parties will be expected to provide a full business case with financials.  
 Deadline for viewings: TBA  
 Deadline for offers: TBA

**Contact:**

**On behalf of:**



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**For professional tenancy advice:**

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:  
[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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