

## SHOP TO LET

**294 STATION ROAD  
HARROW HA1 2DX**

### **SUBJECT TO POSSESSION**



### **Location**

The premises occupy a busy location on Station Road close to the junction with St Annes Road. Neighbouring occupiers include New Look, Superdrug, Poundland, Lloyds Bank, Specsavers and Nandos.

### **Accommodation**

The premises comprise a ground floor and first floor shop providing the following approximate dimensions and areas:

Frontage	16ft 6ins	5m
Ground Floor	695 sq ft	65m <sup>2</sup>
First Floor	465 sq ft	43m <sup>2</sup>

### **Terms**

A new 10 year FRI lease with a fifth year rent review.

### **Rent**

£42,500 per annum exclusive.

### **Rates**

Rateable Value £35,000

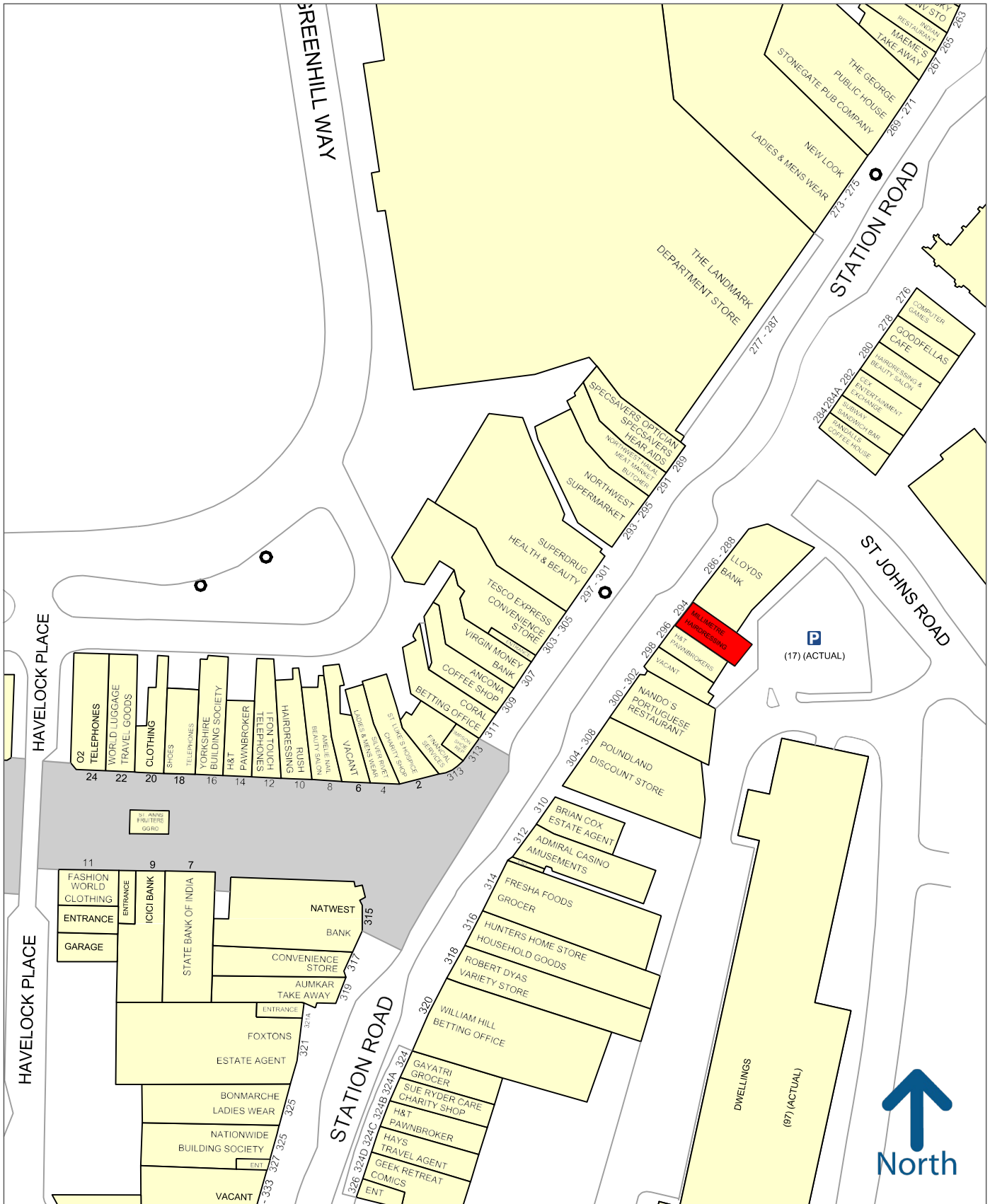
### **Legal Costs**

Each side is to pay its own legal costs.

### **Viewing**

By prior appointment via John Charles  
Tel: 07889 035155/020 7935 6501  
Email: [jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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Experian Goad Plan Created: 09/09/2022

Created By: LCG



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