

RETAIL UNIT TO LET

ALTERNATIVE USES CONSIDERED STP

STANMORE
15-19 CHURCH ROAD, HA7 4AR

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire – WD17 1HZ

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LOCATION

The property is situated in Stanmore which is an affluent London suburb and popular with commuters. A number of national retailers occupy premises in Stanmore including **Barclays**, **Ladbroke's**, **Nando's** and **Sainsbury's**.

DESCRIPTION

The subject unit is located on Church Road opposite **Costa Coffee** and **Boots** and close to Sainsbury's and the Sainsbury's car park. Other nearby retailers include **Lloyds Bank**, **The Apollonia Restaurant** and **Nando's**.

ACCOMMODATION

The premises are currently configured as two units however once reinstated to form one unit would benefit from an extensive frontage and provide the following approximate dimension and net internal floor area:-

Net Frontage	12.92 m	42 ft 4 ins
Ground Floor	267.09 sq m	2,875 sq ft

TERMS

The property is available on a new lease for a term to be agreed

RENT

£65,000 per annum exclusive plus VAT (if applicable).

EPC

An EPC has been commissioned and is awaited.

TIMING

Subject to vacant possession, anticipated June 2019.

POTENTIAL SINGLE UNIT

A single unit is potentially available. Details of the accommodation as two single units are available upon request should a smaller unit be required.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value:-

15 Church Road	£28,750
17 Church Road	£35,000

This is likely to be reassessed should the unit be reinstated to one single large unit.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority. Harrow London Borough Council - 020 8863 5611.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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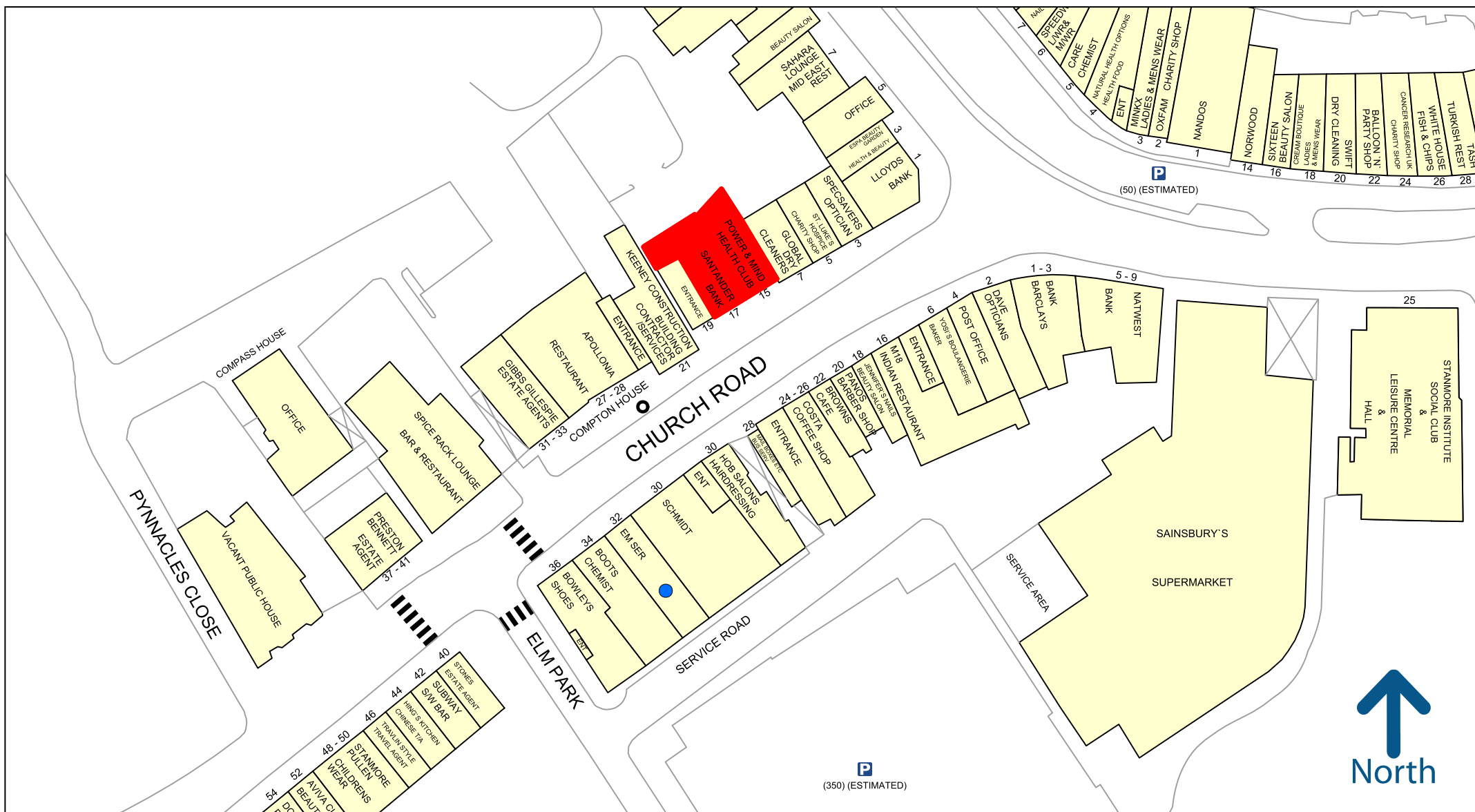
VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

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