

**A3 Unit
868 Sq Feet (80.7 Sq M)
49 High Street, Harrow on the Hill,
HA1 3HT**



TO LET

020 7629 9111

LOCATION

The premises are set in a terrace of historical Victorian buildings within the Harrow on the Hill conservation area. In addition to the various cafes restaurants located on the 'Hill', there are numerous commercial premises occupied by legal, marketing and property professionals.

The "Hill" is well served by public transport, with buses & black taxis to and from Harrow on the Hill Station (Metropolitan and Chiltern Overland services) & South Harrow Station (Piccadilly Line). Road connections are also good, set between the North Circular, A40 Western Avenue, M25 & M1 Motorways, while the A312 provides access to Heathrow Airport.

ACCOMODATION

Floor	Sq M	Sq Ft
Ground Floor	42.1	453.16
Basement	38.6	415.48
Total	80.7	868.64

TERMS

To be made available on a new full repairing and insuring lease for a term to be arranged.

RENT

Available on Request

RATES

Interested parties should make their enquiries direct with Harrow Borough Council.

EPC

Available upon request

VIEWING STRICTLY BY APPOINTMENT:

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NB. The Partners of Thomas Clive & Co declare a vested interest as the Landlord is known to them