david charles
property consultants

TO LET

Station Road Clinic

12-14 Station Road, Harrow, HA1 2SL

Ground Floor Return Frontage Retail Unit To Let.

1,400 sq ft
(130.06 sq m)

- EPC rating A
- Prominent Return Frontage
- Use Class E
- Suitable For A Range Of Uses
- Less Than 20 Minutes From Euston Station
- Harrow & Wealdstone Metropolitan Underground Station (0.4 miles)

Station Road Clinic, 12-14 Station Road, Harrow, HA1 2SL

Summary

Available Size	1,400 sq ft
Rent	£39,500 per annum
Rates Payable	£11,232 per annum
Rateable Value	£26,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The premises comprises a ground floor modern retail unit of approximately 1,436 sq. ft. Previously trading as an aesthetics clinic the unit benefits from four private treatment rooms, a spacious staff room, a kitchenette and a welcoming reception area. In addition, the building has the benefit of comfort cooling air conditioning throughout, suspended ceilings and disabled WC facilities. The entire unit is of good condition throughout and would benefit various commercial occupiers.

Location

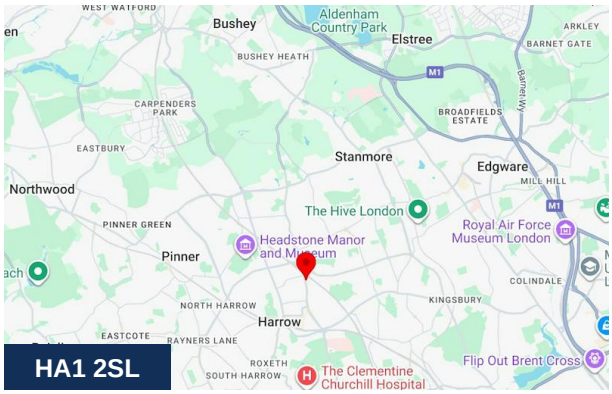
The building is situated on Station Road utilising a prime prominent ground floor return frontage position with excellent visibility, transport links and high footfall. The premises benefit from several bus routes and train stations including Harrow-on-the-Hill and Harrow & Wealdstone, which provide access to the London Underground and National Rail services for London and other regions. Additionally, this unit benefits from excellent road links, such as the A404 (0.6 miles) and the A406 (1 mile) allowing for access to the M1 and M25 motorways allowing for travel to Central and Greater London.

Terms

This premise is available by way of a new lease for a term to be agreed.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information

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thérapie
LASER
SKIN
INJECTABLES
BODY

STOP & SHOP

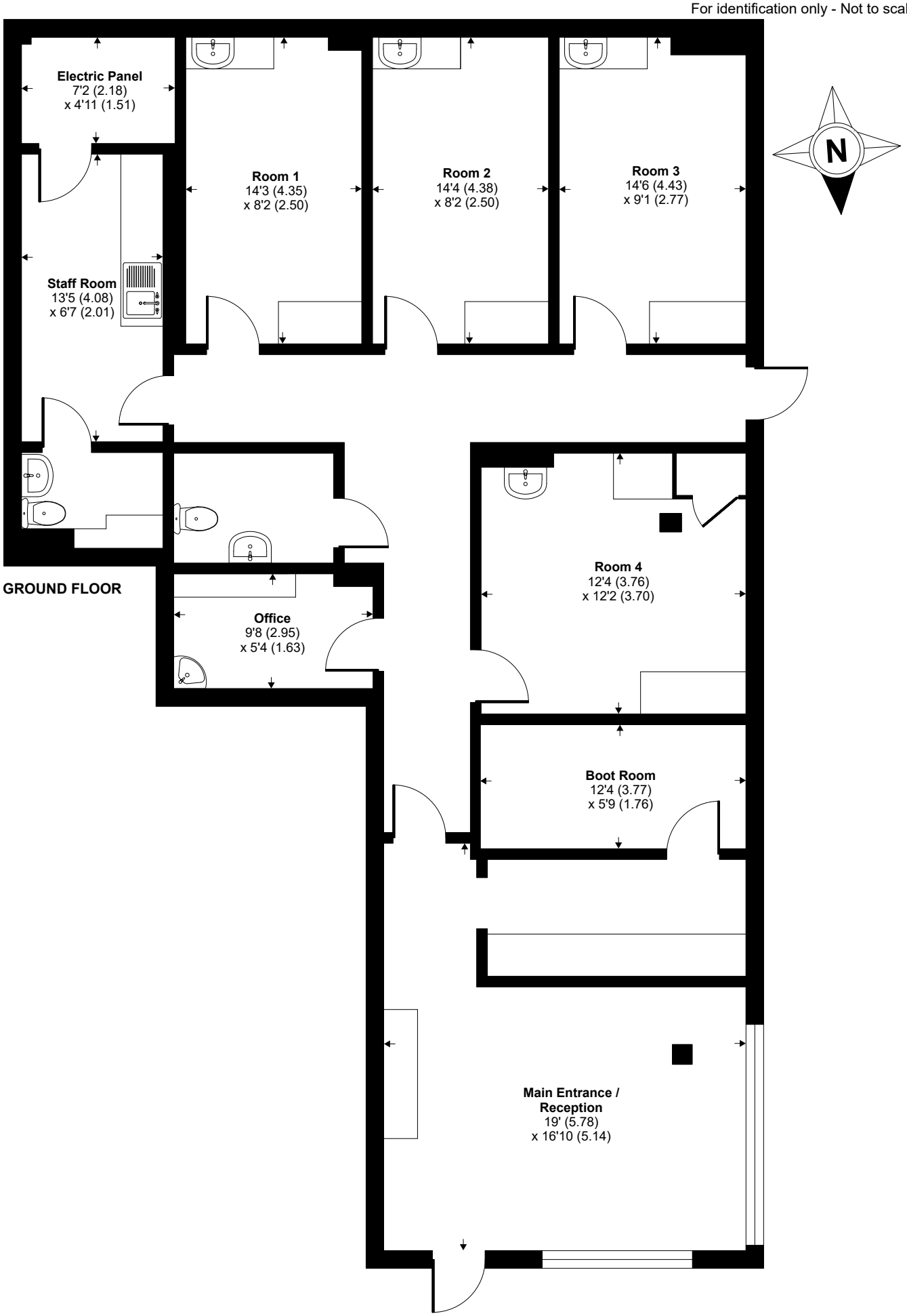
thérapie CLINIC

thérapie

Station Road, Harrow, HA1

Approximate Area = 1417 sq ft / 131.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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