



## E (formerly A1) SHOP TO LET

46 High Street, Harrow, Wealdstone,  
Middlesex, HA3 7TS

**GN|2**  
[www.gn2.uk.com](http://www.gn2.uk.com)

46 High Street, Harrow, Wealdstone, Middlesex, HA3  
927 SQ Ft



PROPERTY DETAIL:

Harrow High Street provides central shopping amenities to the local surrounding area, with excellent access to the London Underground and main line train services via Harrow and Wealdstone Station.

The Premises occupy a prominent pitch and are located centrally on the High Street. Located over the ground floor the premises provides mainly open plan sales area with excellent frontage. To the rear there is an inbuilt money exchange. The premises further benefits from CCTV and a roller shutter for added security.

Floor Areas:

Floor	SQ FT	SQ M
GROUND FLOOR	927	86
TOTAL	927	86

Terms: Available by way of new lease to September 2021 with mutual rolling 2 month break option thereafter.

RENT: £15,000 per annum

Premium: £25,000 representing fixtures and fittings in situ - (Inventory available)

Rateable Value: RV £16,000 - nil charge until 31/03/2021

Service charge: Estimated at £2000 pa

EPC: TBC

Contact GN2:

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