



E (formerly A1) PRE-LET OPPORTUNITY

46 High Street, Harrow, Wealdstone, HA3 7AE

851 SQ Ft / 79 sqm

GN 2 www.gn2.uk.com

PRELIMINARY PARTICULARS - PRELET OPPORTUNITY 46 High Street, Harrow, Wealdstone, HA3 7AE



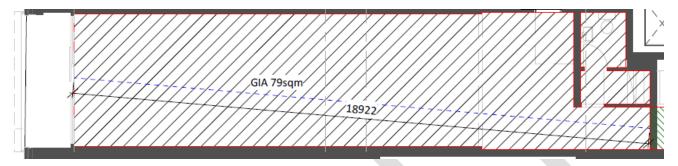
PROPERTY DETAIL:

Harrow High Street provides central shopping ammenitines 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 the fronting the High Street. Located over ground the floor the premises provides mainly open plan sales area with excellent frontage and would suit a variaty of concepts.

The property will benefit from the wider re-development of "Premier House" on the upper floors which will include 112 No. residential flats and additonal commerical space, completion due in Q1 2024.

Indicative layout plan:



Floor Areas:

| Floor | SQ FT | SQ M |
|--------------|----------|--------|
| Ground Floor | 851 sqft | 79 sqm |
| Total | 851 sqft | 79 sqm |

*Alternative commerical space available on enquiry.

| Term: | Pre-let opportunity for a new lease available outside the Landlord and Tenant Act 1954 part II |
|-----------------|--|
| RENT: | £25,000 per annum |
| Rateable Value: | RV£17,750 |
| Service charge: | ТВС |
| EPC: | В |
| | |

Contact GN2:

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