

46 High Street, Harrow, Wealdstone, HA3 7AE

GN|2



## E Class Unit to let

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936 SQ Ft / 87 sqm

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### PROPERTY DETAIL:

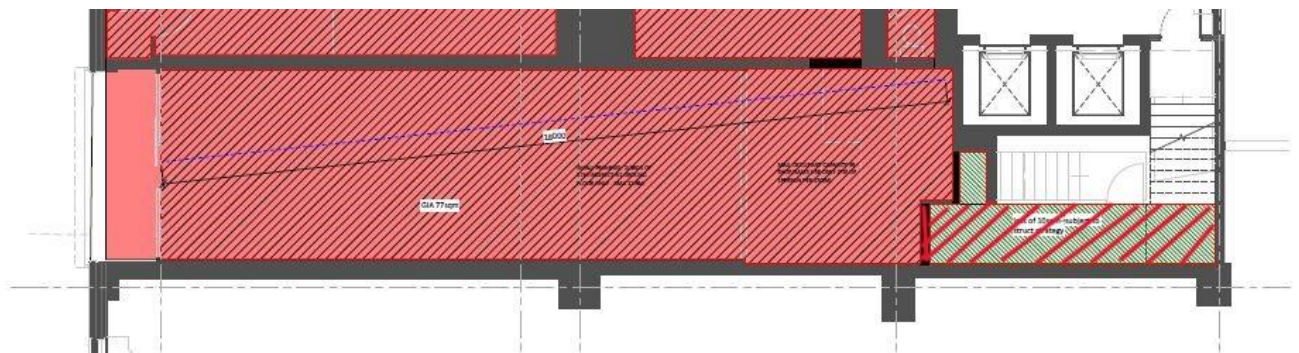
Wealdstone High Street provides central shopping amenities to the local surrounding area, with excellent access to the London Underground and main line train services via Harrow and Wealdstone Station. Adjacent unit now let to Greggs PLC

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 variety of concepts.

The property benefits from the wider re-development of "Premier House" on the upper floors which includes 112 No. residential flats and additional commercial space.

Adjacent unit now let to Greggs PLC

Indicative layout plan:



### Floor Areas:

Floor	SQ FT	SQ M
Ground Floor	936 sqft	87 sqm
Total	936 sqft	87 sqm

\*Alternative commercial space available on enquiry.

Term: A new lease available outside the Landlord and Tenant Act 1954 part II

RENT: £25,000 per annum

Rateable Value: RV£17,750 – wef 1<sup>st</sup> April 2023

Service charge: TBC

EPC: B

### Contact GN2:

**Tim Powell-Harper**

**Mobile: 07798 527 677**

**EMAIL: [tim.powellharper@gn2.uk.com](mailto:tim.powellharper@gn2.uk.com)**