

PRELIMINARY PARTICULARS - PRELET OPPORTUNITY

48 High Street, Harrow, Wealdstone, HA3 7AE

GN|2



**E (formerly A1)
PRE-LET OPPORTUNITY**

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1,431 SQ Ft / 133 sqm

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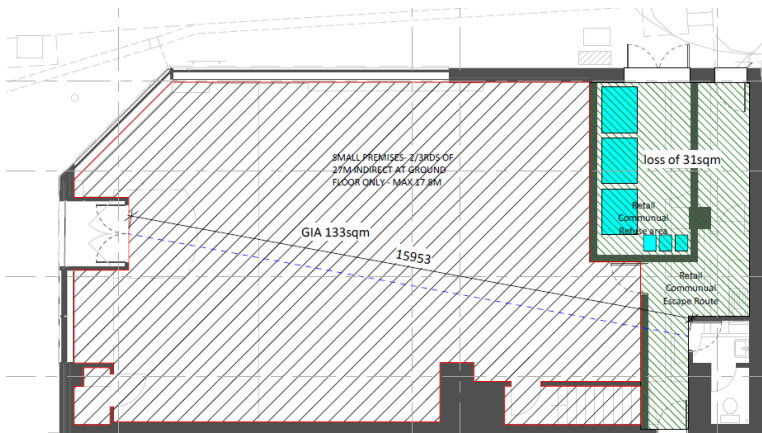
PROPERTY DETAIL:

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 corner pitch, fronting the High Street and a return frontage on Canning Road. Located over ground the premises provides mainly open plan sales area with excellent frontage.

The property will benefit from the wider re-development of "Premier House" on the upper floors which will include 112 No.residential flats and additional commercial space, with the construction of those parts expect to be complete in Q1 2024.

Indicative layout plan:



Floor Areas:

Floor	SQ FT	SQ M
Ground Floor	1,431 Sq Ft	132.95
Total	1,431 sqft	132.95 sqm

*Additional commercial space available on enquiry.

Term: Pre-let opportunity for a new lease held outside the Landlord and Tenant Act 1954 part ii

RENT: £45,000 per annum

Rateable Value: 2023 Assessment – Rv£41,500

Service charge: TBC

EPC: B

Contact GN2:

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