



Planning Approved CGI Image

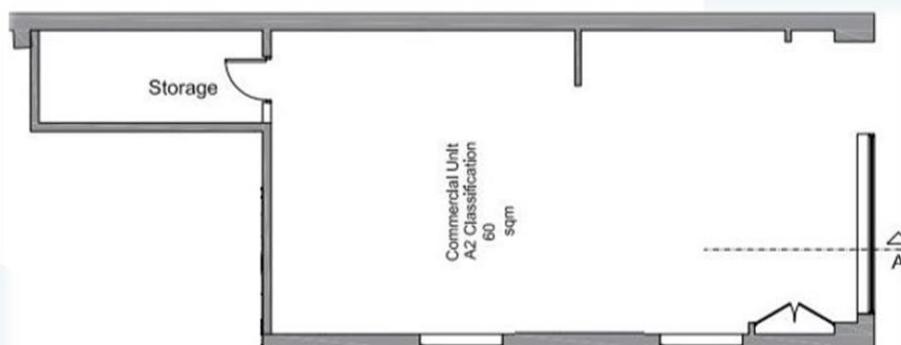
## Retail Unit To Let (May Sell)

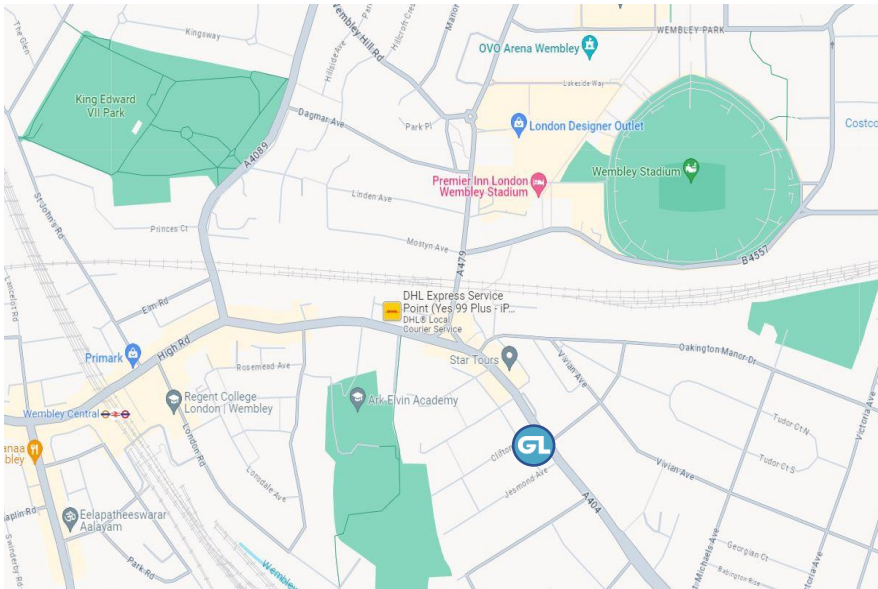
**293 Harrow Road, London, HA9 6BD**

**650 SQ FT (60 SQ M.)**

**Location:** This ground floor retail unit is situated on the busy Harrow Road (A404) in Wembley. The North Circular Road (A406) is under one mile from the property which offers direct access to main arterial roads including the M1 (J1), M4 & A40. The property is within easy reach of Wembley Central (Overground, Southern & West Midlands trains) and Wembley Park Underground Station (Jubilee & Metropolitan Lines). Harrow Road is regularly serviced by local busses. This corner property is neighboring Papa Johns Pizza and is within walking distance of many local amenities including a Post Office, NHS pharmacy & Wembley Stadium.

**Description:** 293 Harrow Road is a former banking unit set out over the ground floor of this mixed-use building on the corner of Harrow Road & Waverly Avenue. The property is currently in shell condition ready for tenants fit out available on a new lease or alternatively to purchase the ground floor unit. There is parking available adjacent to the property.





**TENURE:** Leasehold

**TERMS:** A new Full Repairing & Insuring lease for a term to be agreed.

**RENTAL:** £27,000 per annum.

**SERVICE CHARGE:** Non applicable.

**VAT:** To be confirmed.

**RATES:** For the latest Business Rates information about this property, interested parties are advised to contact Brent Council on 0208-937-1525.

**EPC:** To be confirmed.

**REFERENCING:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

**Viewing & further information**

Strictly by prior appointment

**Danny Pincus**

Tel. 07783 300 509

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**

Tel. 07761 902 049

[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

**MISREPRESENTATION ACT 1967** Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or

tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.