

42-44, St. Anns Road, Harrow, Middlesex, HA1 1LA

PRIME RETAIL UNIT - AVAILABLE TO LET

Summary

- Close proximity to the new Primark
- Prime pedestrianised pitch
- Close to entrance of St Anns Shopping Centre
- Nearby occupiers include Marks & Spencer, Three, Caffè Nero, Foot Locker and Next

Location

The property occupies a prime position on the pedestrianised St Anns Road and within close proximity to the entrance of St Anns Shopping Center and the new Primark which is currently fitting out.

The property is also directly opposite Marks & Spencer and adjacent to Three and Poundland. Other nearby occupiers include Caffè Nero, Foot Locker, Next, JD Sports and Moss Bros.

Accommodation

Net Frontage - 8.4 m / 27' 7"

Shop Depth - 22.13 m / 72' 7"

The premises provide the following approximate net internal floor areas:

Floor / Unit	Description	Sq ft	Sq m
Ground	Sales	2,009	186.64
1st	Ancillary	2,102	195.28
Total		4,111	381.92

Rent

£90,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £55,564 per annum

(based upon Rateable Value: £116,000 and UBR: 47.9p)

EPC

This property has been graded as 67 C.



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

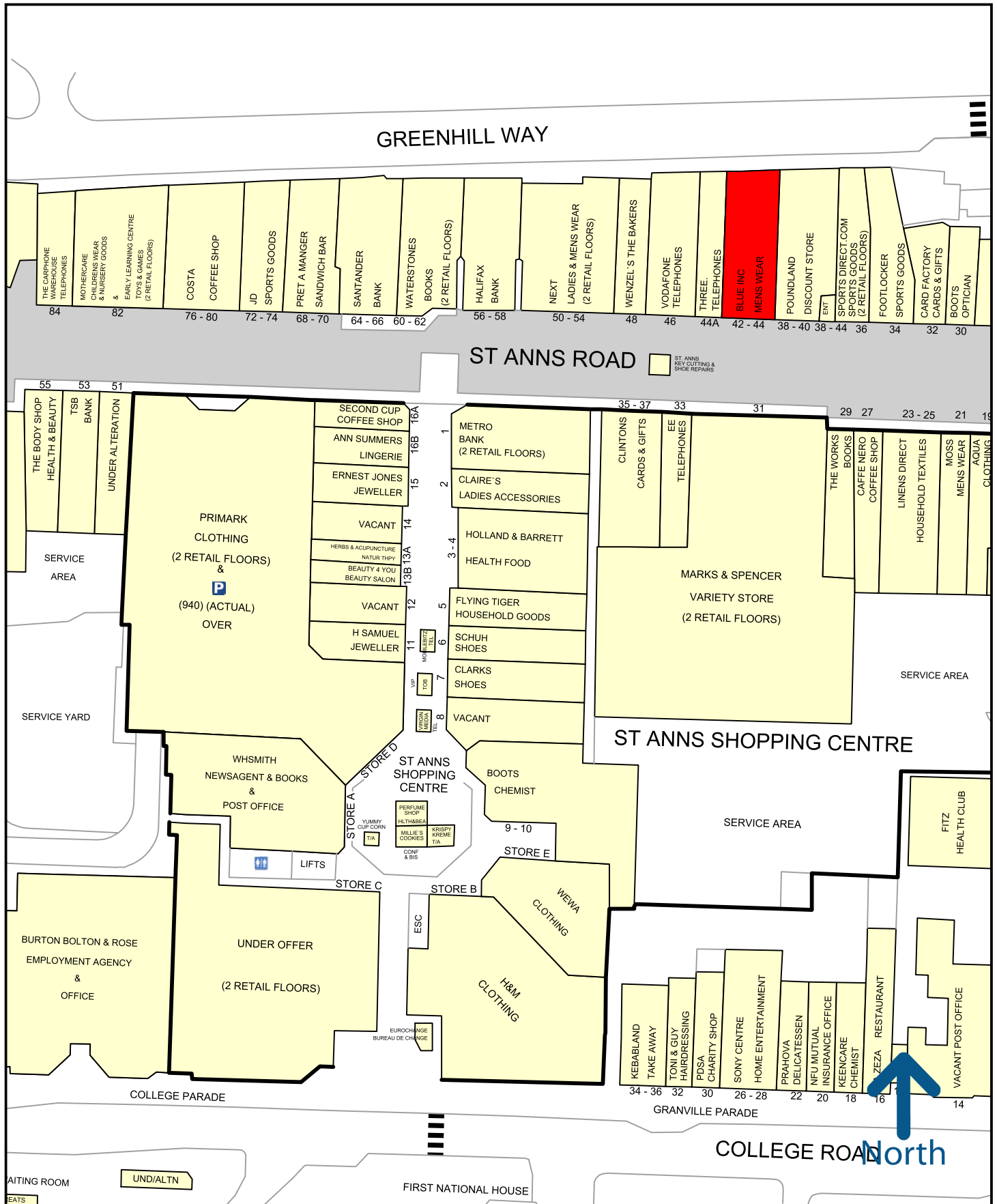
t: +44 (0)207 087 5218

e: Richard.yendle@eu.jll.com

Ryan Kennedy

t: +44 (0)207 318 7884

e: ryan.kennedy@eu.jll.com



Experian Goad Plan Created: 06/04/2018
Created By: Jones Lang LaSalle Ltd



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