

PRIME RETAIL UNIT TO LET

Unit 3, Buckingham Parade, STANMORE

7-8 Conduit Street
London W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Affluent greater suburb of London and popular commuter town.**
- **Busy retailing pitch on Buckingham Parade.**
- **Recent lettings to Nando's and Barracuda Restaurant.**

LOCATION

Stanmore is an affluent greater suburb of London and popular commuter town. It is occupied by a number of national retailers including Costa, Barclays, Ladbrokes, Nando's and a large Sainsbury's supermarket.

The subject unit is located in a busy retailing pitch on Buckingham Parade. The parade comprises a mixture of catering uses, and high quality independent retailers.

RATES

Rateable Value (18/19) £19,750
UBR 48.0p
Rates Payable £9,480

Interested parties should verify these figures with the Harrow London Borough Council (020 8863 5611).

EPC

An EPC has been requested and will be made available on request.

TIMING

Available immediately.

TENURE

The property is available on a new lease for a term to be agreed.

RENT

£25,000 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Internal Width:	3.7 m	12 ft. 2 ins
Ground Floor:	91.14 sq m	981 sq ft.

SPECIFICATION

The premises are to be handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

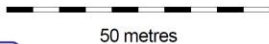
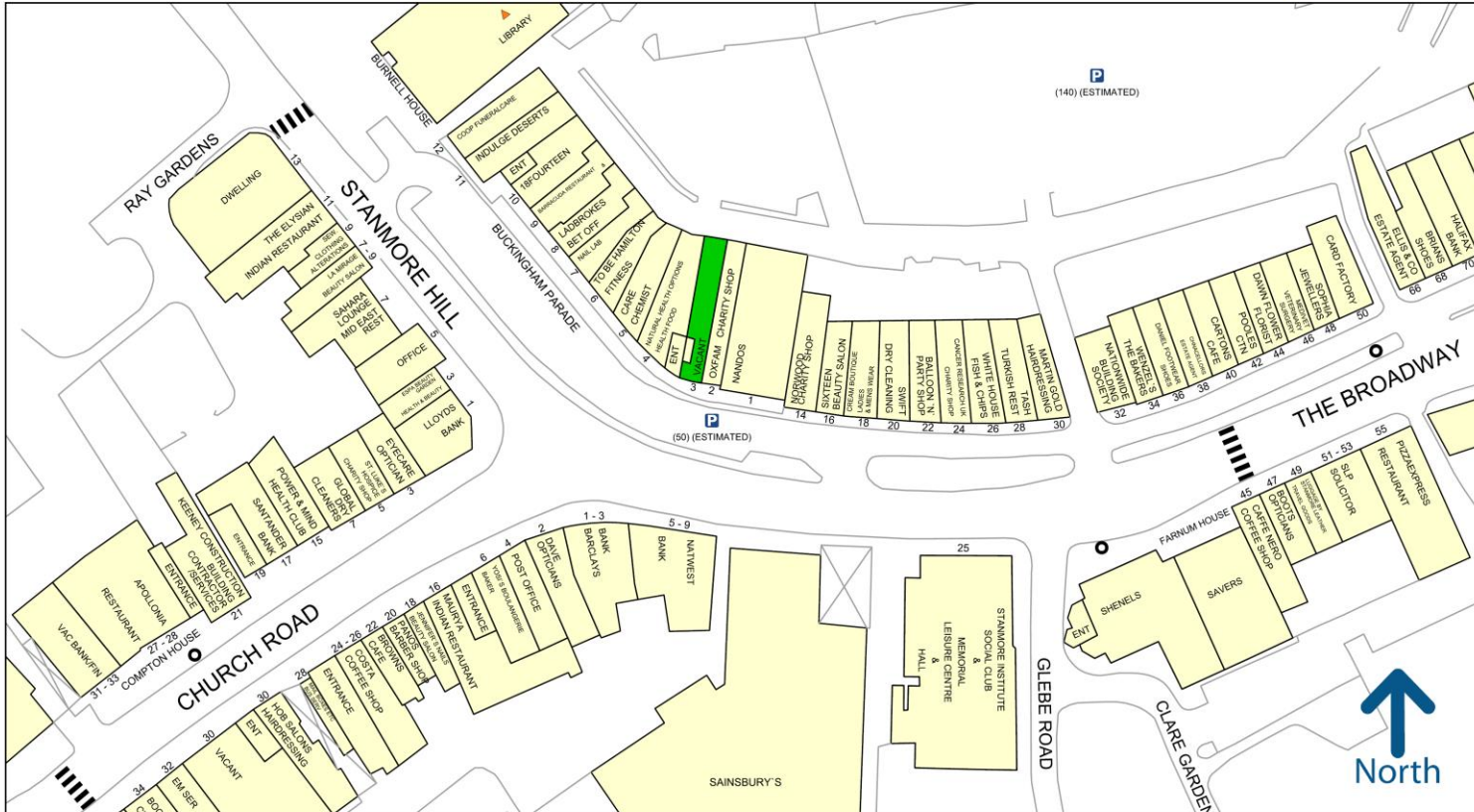
0207 182 7485

vincent@fawcettmead.co.uk

SUBJECT TO CONTRACT



Stanmore



Experian Goad Plan Created: 21/01/2019
Created By: Fawcettmead



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