

# PRIME RETAIL UNIT TO LET

15/19 Church Road, STANMORE

7-8 Conduit Street  
London W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- **Affluent greater suburb of London and popular commuter town within Zone 6.**
- **Alternative uses considered STPP.**
- **Details of sub-division available upon request.**

## 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 Church Road opposite Costa Coffee. The parade comprises a mixture of local, regional and national retailers including Hamilton Estate Agents,

## RATES

Rateable Value (18/19)	£63,750
UBR	49.3p
Rates Payable	£31,429

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

Subject to vacant possession. Anticipated handover June 2019.

## TENURE

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

## RENT

£65,000 per annum exclusive of rates, service charge and VAT (if applicable).

## ACCOMODATION

The premises benefits from double frontage and provides the following approximate dimensions and net internal floor areas:-

Net Frontage:	12.92 m	42.4 ft
Ground Floor:	267.1 sq m	2,875 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

Or via our joint agents Brasier Freeth  
0203 828 8530.

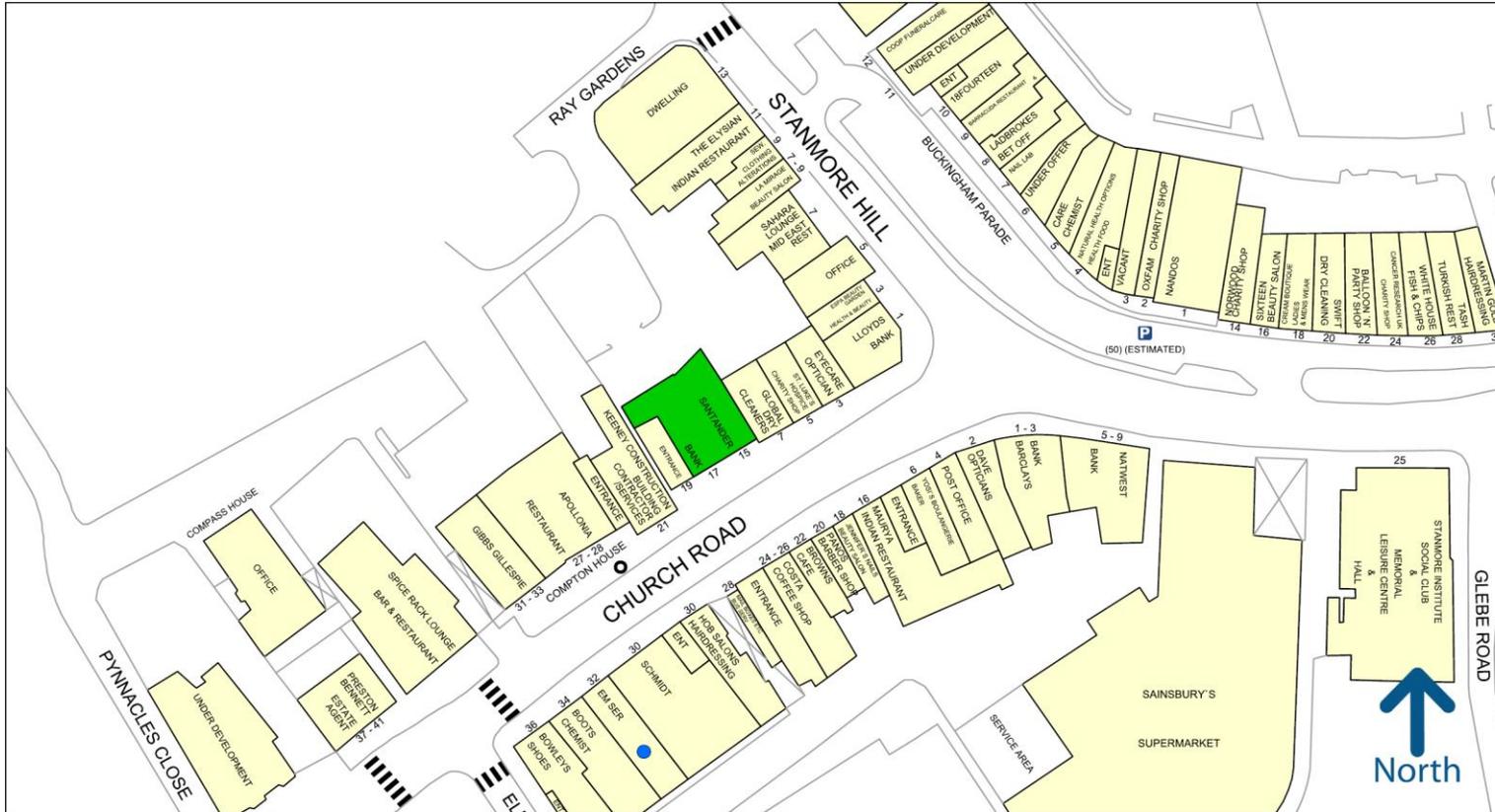
**SUBJECT TO CONTRACT/VACANT  
POSSESSION**



Stanmore



Retail Expertise



Experian Goad Plan Created: 21/02/2019  
Created By: Fawcettmead



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