

PRIME RETAIL UNIT TO LET

Units 2 & 3, Buckingham Parade, STANMORE

7-8 Conduit Street
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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 to be reassessed upon completion of works.

Interested parties should make enquiries with the Harrow London Borough Council (020 8863 5611).

TIMING

Available August 2019. Subject to completion of amalgamation works and vacant possession. Practical completion November 2019.

TENURE

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

RENT

£50,000 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

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

Net Frontage:	7.31 m	24 ft
Ground Floor:	192 sq m	2,067 sq ft.

Floor plans available upon request.

COSTS

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

EPC

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



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

0207 182 7485

vincent@fawcettmead.co.uk

SUBJECT TO CONTRACT/VACANT POSSESSION



Stanmore



Retail Expertise



50 metres

Experian Goad Plan Created: 21/05/2019

Created By: Fawcettmead



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