

# PRIME RETAIL UNIT TO LET

## UNIT 6, BUCKINGHAM PARADE, 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.**
- **Busy retailing pitch on Buckingham Parade.**
- **Recent lettings to Nando's, Co-op and Barracuda Restaurant.**

### LOCATION

Stanmore is an affluent greater suburb of London and popular commuter town within Zone 5. National retailers in close proximity include Costa Coffee, Co-op, Lloyds Bank, 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

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.

### TENURE

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

### RENT

£37,500 per annum exclusive of rates, service charge and VAT (if applicable).

### ACCOMODATION

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

Net Frontage:	6.96 m	22.83 ft
Gross Frontage:	7.40 m	24.27 ft
Ground Floor:	88.72 sq m	995 sq ft

### SPECIFICATION

The premises are 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

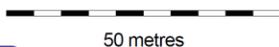
**SUBJECT TO CONTRACT & VACANT  
POSSESSION**



Stanmore



Retail property expertise



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