



## 176 Station Road, Harrow HA1 2RH



**Rent**  
£30,000



**Area**  
Retail area approx 751 sq ft



**Tube**  
Harrow on the Hill



**Location**  
Town Centre



**Parking**  
Pay & Display parking  
outside

## LOCATION

The property is situated on the periphery of Harrow Town Centre and benefits from front pay & display parking to the front as well as excellent visibility due to being at the junction of Station Road and Greenhill Way. The main shopping area is within easy reach.

## DESCRIPTION

The unit comprises of an open plan retail area of approx 751 sq ft. There is a small internal storage area as well as a kitchenette and WC.

To the rear is a detached garage which we understand has previously been used as a workshop/storage area.

The premises will lend themselves to various uses subject to planning. They currently benefit from Class E Use.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease for a term to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

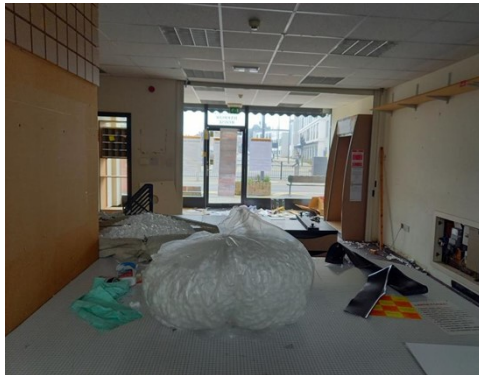
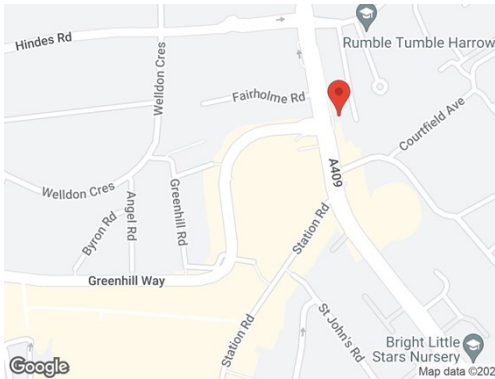
## RATES

According to the Valuation Office website, the Rateable Value is currently £23,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Harrow.

## EPC

For further information please contact:

**Simon O'Brien**  
[simon@obre.co.uk](mailto:simon@obre.co.uk)



## O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Clyde House, Reform Road, SL6 8BY | Tel 01628 334154

Email [hello@obre.co.uk](mailto:hello@obre.co.uk) | [www.obre.co.uk](http://www.obre.co.uk)

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

