

TO LET – ST ANNS CENTRE



HARROW, 23/25 St Anns Road

Location

The St Anns Centre is a high footfall modern shopping centre directly opposite the entrance to Harrow-on-the-Hill tube station. The centre includes a food court on the upper mall and retailers include Holland & Barrett, Virgin Media and a large Primark.

The subject premises is located on the High Street.

Accommodation

The property is arranged over two floors, providing the following areas:

Ground	3,612 sq ft	335.6 sq m
Mezzanine	512 sq ft	47.6 sq m
Total	4,124 sq ft	383.2 sq m

Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

Rent

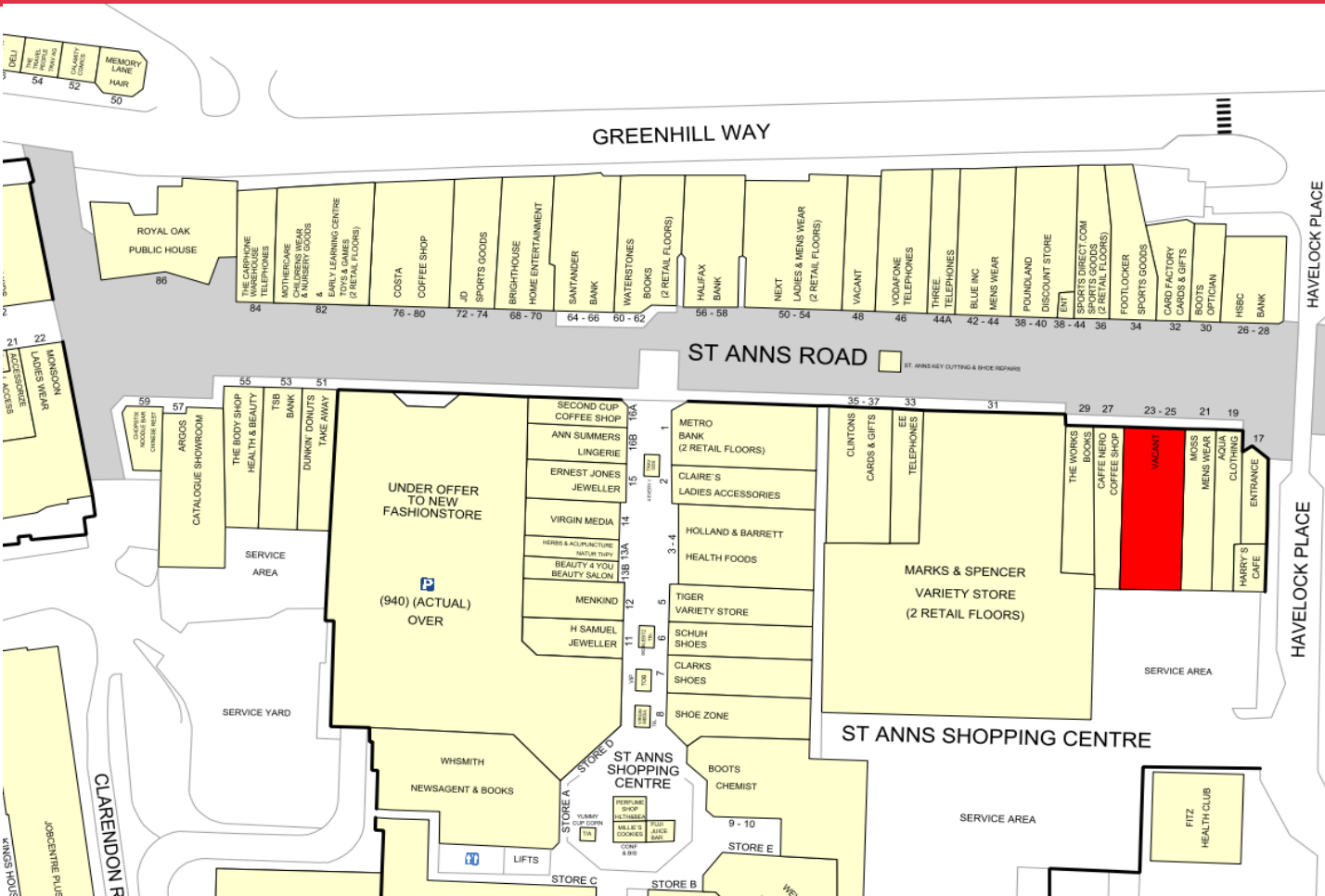
£135,000 per annum exclusive

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value:	£148,000
Rates Payable:	£70,892

Note: Interested parties are advised to verify these figures with the Local Authority



Plan not to scale. Experian Goad Plan created 27/01/17. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

Service Charge

The Service Charge attributable for this unit is
£15,697.80 per annum

EPC

The property benefits from and EPC rating of D.
Certificate available on request.

Legal

Each party is responsible for its own legal costs
incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact :

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