SHOP TO LET
IN AFFLUENT TOWN

STANMORE
Unit 3, 30 CHURCH ROAD, HA7 4AL

brasier freeth.
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire – WD17 1HZ

01923 210810
www.brasierfreeth.com

LOCATION

The premises are situated within Stanmore's main retail pitch, being adjacent to **Boots** and **Schmidt Kitchens** whilst being close to **Bowleys** Shoes and with a **Sainsbury's Superstore** directly to the rear.

Sainsbury's car park is the main parking for the town and is currently free for the first 1½ hours.

DESCRIPTION

Purpose built retail premises of modern construction.

ACCOMMODATION

The property has the following approximate dimensions and floor area:-

Internal Width	5.79 m	19 ft
Shop Depth	25.15 m	82 ft 6 ins
Ground Floor	134.33 sq m	1,446 sq ft

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

£33,500 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating – D - 89.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £33,250.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, London Borough of Harrow - 020 8863 5611.
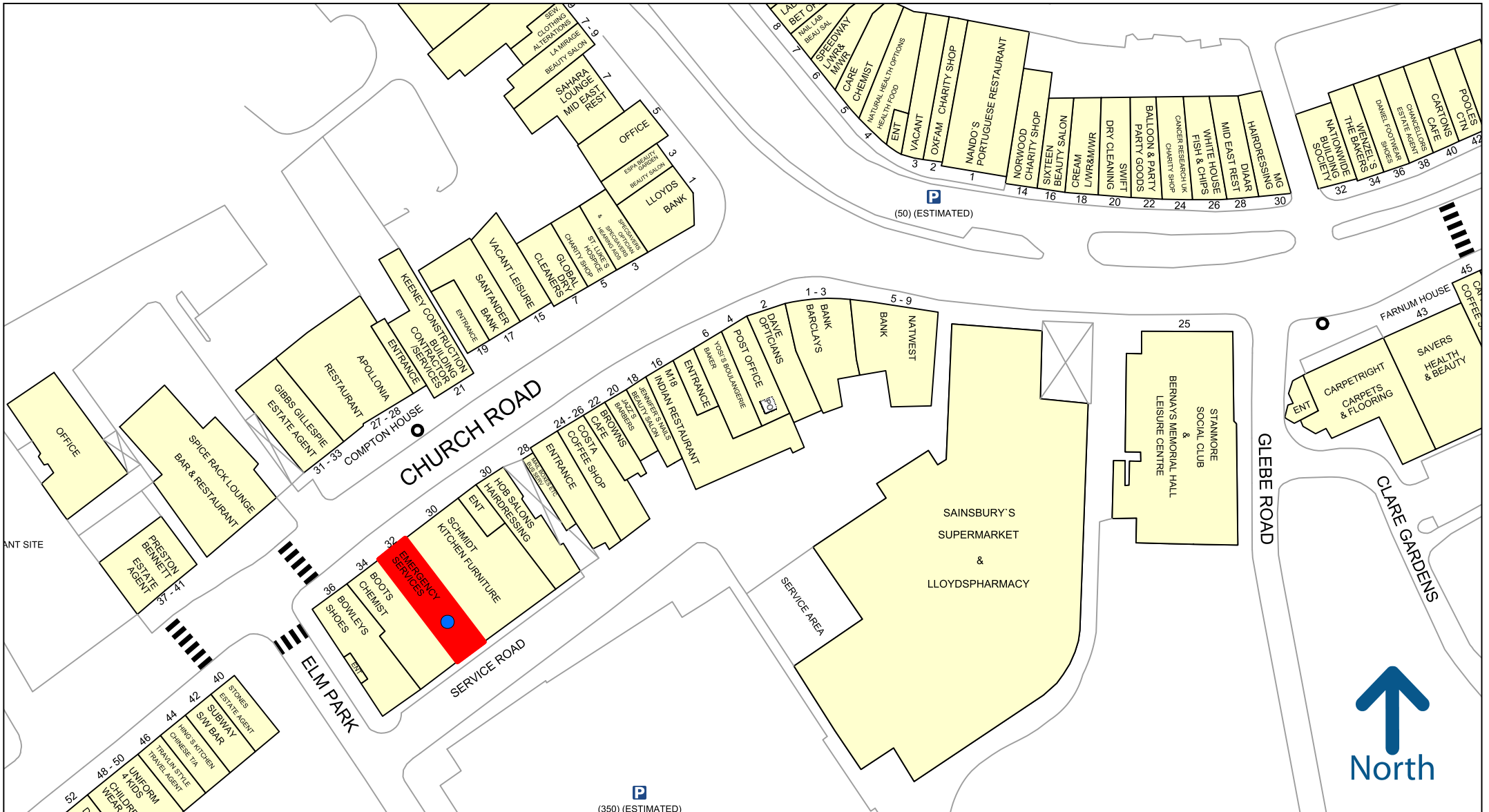
LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

WAT02974

VIEWING | Strictly by appointment through this office with:

Neil Saunders
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Stanmore

CHURCH ROAD

ELM PARK

SERVICE ROAD

GLEBE ROAD

CLARE GARDENS

FARNUM HOUSE

SAINSBURY'S SUPERMARKET & LLOYDSPHARMACY

SERVICE AREA

STANMORE SOCIAL CLUB

BERNAYS MEMORIAL HALL & LEISURE CENTRE

EMERGENCY SERVICES

Compton House

North

50 metres

(50) (ESTIMATED)

(350) (ESTIMATED)

Shop names (as labelled):

SEW. CLOTHING ALTERATIONS, LA MIRAGE BEAUTY SALON, SAHARA LOUNGE MID EAST REST, OFFICE, ESPA BEAUTY GARDEN, BEAUTY SALON, LLOYDS BANK, SPECSAVERS OPTICIAN, ST LUKE'S HOSPICE CHARITY SHOP, VACANT LEISURE, SANTANDER BANK, GLOBAL DRY CLEANERS, KEENEY CONSTRUCTION BUILDING CONTRACTORS CONSTRUCTION SERVICES, APOLLONIA RESTAURANT, GIBBS GILLESPIE ESTATE AGENT, SPICE RACK LOUNGE BAR & RESTAURANT, OFFICE, PRESTON BENNETT ESTATE AGENT, STONES ESTATE AGENT, SUBWAY, HING'S KITCHEN CHINESE T/A, TRAVLIN STYLE TRAVEL AGENT, UNIFORM 4 KIDS CHILDREN'S WEAR, BOWLEYS SHOES, BOOTS CHEMIST, SCHMIDT KITCHEN FURNITURE, HOB SALONS HAIRDRESSING, COSTA COFFEE SHOP, BROWNS CAFE, JAZZ'S BARBERS, JENNIFER'S NAILS, BEAUTY SALON, M18 INDIAN RESTAURANT, YOSI'S BOULANGERIE BAKER, POST OFFICE, DAVE OPTICIANS, BANK BARCLAYS, NATWEST BANK, LADY, BET OF, NAIL LAB, BEAU SAL, SPEEDWAY L/WR & MWR, CARE CHEMIST, NATURAL HEALTH OPTIONS HEALTH FOOD, VACANT, OXFAM CHARITY SHOP, NANDO'S PORTUGUESE RESTAURANT, NORWOOD CHARITY SHOP, SIXTEEN BEAUTY SALON, CREAM L/WR & MWR, DRY CLEANING, SWIFT, BALLOON & PARTY PARTY GOODS, CANCER RESEARCH UK CHARITY SHOP, WHITE HOUSE FISH & CHIPS, MID EAST REST, DIAAR, HAIRDRESSING, MG, NATIONWIDE BUILDING SOCIETY, WENZEL'S THE BAKERS, CHANCELLORS ESTATE AGENT, DANIEL FOOTWEAR SHOES, CARTONS CAFE, POOLES CTN, CAFE COFFEE, CARPETRIGHT CARPETS & FLOORING, SAVERS HEALTH & BEAUTY