

STANMORE – 853 HONEYPOT LANE

SHOP / OFFICE LEASE FOR DISPOSAL



LOCATION

The property occupies a secondary location in a parade of shops close to Canons Park Station serving an affluent local population.

THE PROPERTY

The premises are arranged on ground floor only and offers the following approximate dimensions and floor area:-

Gross Frontage	-	4.1 m	13' 06"
Internal Width	-	3.8 m	12' 06"
Built Depth	-	9.0 m	29' 09"
Ground Floor	-	39.0 m ²	425 sq.ft.

USE

The property has been used as a bookmakers for many years and is suitable for a wide range of other uses.

EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The property is available on an effectively FRI lease for a term expiring on 6th January 2025 at a rental of **£11,000 p.a. excl.**

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£6,200
UBR (2021/2022)	-	49.9p

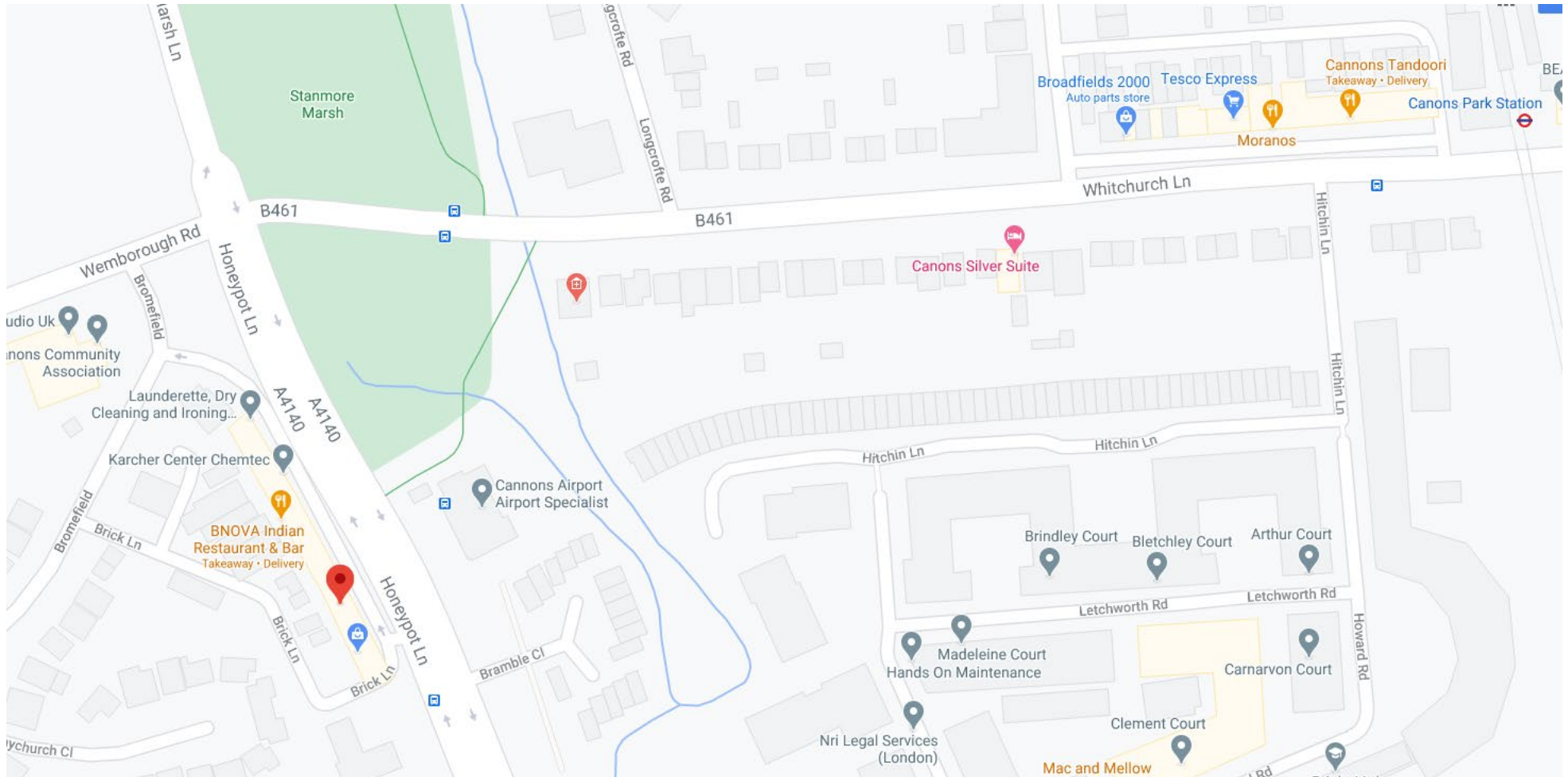
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Harrow Council - Tel: 020 8863 5611

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.