

TO LET

FORMER RESTAURANT UNIT TO LET ON HARROW-ON-THE-HILL

40 HIGH STREET , Harrow HA1 3LL



Features

- 594 - 929 Sq Ft (55.18 - 86.3 Sq M)
- £24,500 Per Annum
- New Lease with No Premium
- Attractive Period Building
- Outside Space Included
- Prime Location
- Next to Harrow School
- Incentives Available

Summary

An excellent opportunity to lease a former restaurant premises in a prime location adjacent to Harrow School, set within the charming surroundings of the Harrow-on-the-Hill Conservation Area. The property offers a distinctive layout arranged over ground and lower ground floors, and benefits from an enclosed courtyard that was previously used for outdoor summer dining.

The space is currently presented in shell condition, with capped services in place, providing a blank canvas for an incoming tenant's concept. While well-suited for a new restaurant venture, the property also offers flexibility for a range of alternative uses, including retail, medical, beauty and aesthetics, childcare, or office space.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

Situated in the heart of Harrow-on-the-Hill, one of North West London's most desirable and characterful locations, the property benefits from a unique village atmosphere combined with excellent connectivity to Central London. The area is renowned for its historic charm, affluent residential catchment, and vibrant mix of independent retailers, cafés, and restaurants. Positioned immediately adjacent to Harrow School, one of the UK's most prestigious educational institutions, the property enjoys a prominent setting with consistent footfall from students, staff, visitors, and the wider local community.

Description

40 High Street is an attractive period building sitting in the Harrow-on-the-Hill conservation area. The commercial space consists of a former restaurant unit arranged over ground and lower ground floor, with a small outside courtyard space. The ground floor area is 594 sq ft stepping down to the lower ground floor area of a further 335 sq ft.

The property is in a shell condition ready for a new tenants fit-out.

Tenure

Leasehold

Terms

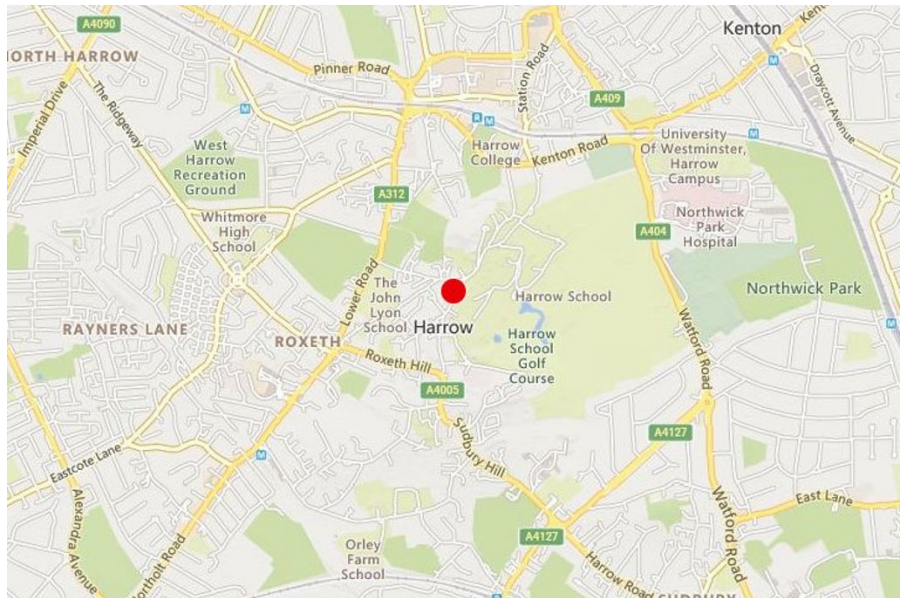
Available by way of a new lease for a term to be agreed. The asking rent is £24,500 per annum. VAT may be added to the rent.

A rent free period is available by negotiation to cover the period of the tenant's fit-out works.

Business Rates

London Borough of Harrow. The April 2026 rating assessment is £20,260. Rates payable £11,163.

A new tenant may qualify for a business rates discount for retail or hospitality use.



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Planning

The property has an E Class planning use.

Viewing

Strictly by appointment via sole agents Chamberlain Commercial - 0208 429 6899.

Contact

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