

# TO LET

PRIME A1/A2 USE PREMISES

70 The Broadway, Stanmore, HA7 4DU



- 911 Sq Ft (84.63 Sq M)
- Prominent Location
- Parking to Rear
- Nil Premium
- New Lease Available

For further information please contact:

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COMMERCIAL

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### LOCATION

Located within the affluent High Street of Stanmore, this former bank unit is located within the busy Broadway Parade. Neighbouring occupiers are a mix of national and independent retailers and include Nandos, Sainsburys, Savers, Card Factory and Lidl. The area is afforded good public transport links with buses to Harrow Bus Station, Watford Junction, Edgware Station and Brent Cross. Stanmore Station (Jubilee Line) is a short walk from the property. Public parking is plentiful.



### DESCRIPTION

Ground floor lock up shop premises of approximately 911 Sq Ft benefiting from A1 & A2 Use. Located within the popular shopping location of Stanmore Broadway, close to the junction of London Road and Marsh Lane. The property benefits from rear parking and the addition of the Lidl store car park to the rear for customers.



### TERMS

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed at a rental of £30,000 per annum.



### ENERGY RATING

To be confirmed

### BUSINESS RATES

London Borough of Harrow:  
Tenants are advised to make their own enquiries.

### LEGAL COSTS

Each party to bear their own costs.

### VIEWINGS

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.



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