

TO LET

GROUND FLOOR COMMERCIAL SPACE WITH PARKING AND GARDEN

4 SOUTH HILL AVENUE, South Harrow HA2 0NQ



Features

- 1,079 Sq Ft (100.24 Sq M)
- £29,000 Per Annum
- Fully Fitted as Offices with E Class Use
- Suitable for Medical or Creche
- Secure Rear Garden
- Directly Opposite Tube Station
- New Lease Available
- No VAT

Summary

A ground floor self contained office located directly opposite South Harrow Underground Station and Bus Terminal.

Consisting of approximately 1,079 sq ft and arranged as a large open plan office leading through to a further office room, together with a WC and small kitchen. There is the added benefit of forecourt parking for 2 cars and a rear garden.

An ideal property for a small medical practice, a children's nursery or continued use as an office.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The property is located on South Hill Avenue, close to the junction with Northolt Road and directly opposite South Harrow Underground Station (Piccadilly Line) and bus terminal with excellent links to Heathrow and Central London. The A40/M40 is within a short driving distance. Also nearby is a broad range of shops and facilities including a Waitrose, Aldi, & Costa Coffee.

Description

4 South Hill Avenue is fully fitted as quality self contained ground floor offices with wood flooring and gas heating. The space is arranged as 2 offices with a kitchen and WC. There is a large glazed shop front making it ideal for professional services, estate agents etc.

Tenure

Leasehold

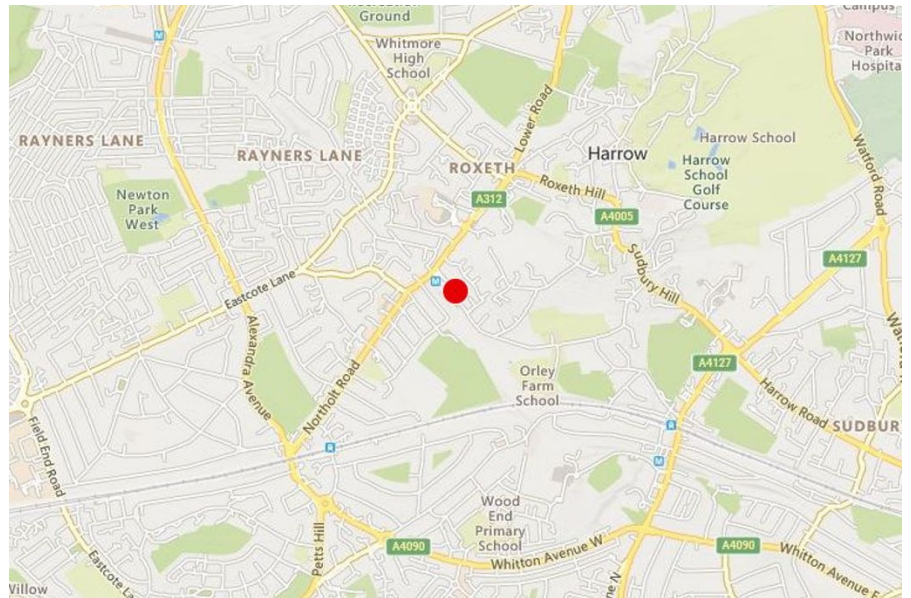
Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated. The asking rent is £29,000 per annum. The rent is payable quarterly in advance.

The Landlord will require a 6 months rental deposit.

Business Rates

London Borough of Harrow rateable value £11,250. Tenants may qualify for 100% small business relief on this property.



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Planning

The property benefits from an E Class planning use, making it suitable for office, medical, children's nursery, fitness studio and retail. Hot Food uses are not permitted.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal fees in the transaction.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com

Holding Deposit

£A holding deposit of £1,000 will be required to place this property under offer and remove it from the market.



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