

TO LET

ENTIRE FIRST FLOOR COMMERCIAL SPACE ABOVE BUSY MEDICAL CENTRE IN SOUTH HARROW

SIMPSON HOUSE First Floor, 255b Eastcote Lane, South Harrow, Harrow HA2 8RS



Features

- 1,115 Sq Ft (103.58 Sq M)
- £22,000 Per Annum
- Also Suitable for E Class uses Offices & Medical
- 7 Rooms, Kitchen & WC
- To Be Refurbished
- Opposite Shops and Rooks Heath High School
- New Lease Available

Summary

Simpson House is a well known medical centre located within the catchment of South Harrow, Eastcote and South Ruislip. The entire first floor space is now available to let having formerly been an adult tuition centre. Currently arranged as 7 rooms the space would lend itself well to education, medical services or offices.



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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.
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Location

Simpson House occupies a prominent position on Eastcote Lane at the junction with Carlyon Avenue and Kings Road between South Harrow and South Ruislip. The building has good passing trade from the ground floor medical centre, the shops opposite and Rooks Heath High School and Sixth Form College. Road communications are excellent with easy access to the A40/M40 corridor.

Description

The first floor space was previously occupied by a tuition centre and is arranged as 7 classrooms together with a kitchen and WC. The property sits above the Simpson House medical centre but has its own entrance, shared with 2 flats above. The entire floor consists of 1,115 sq ft and comes with 2 allocated car parking spaces.

Tenure

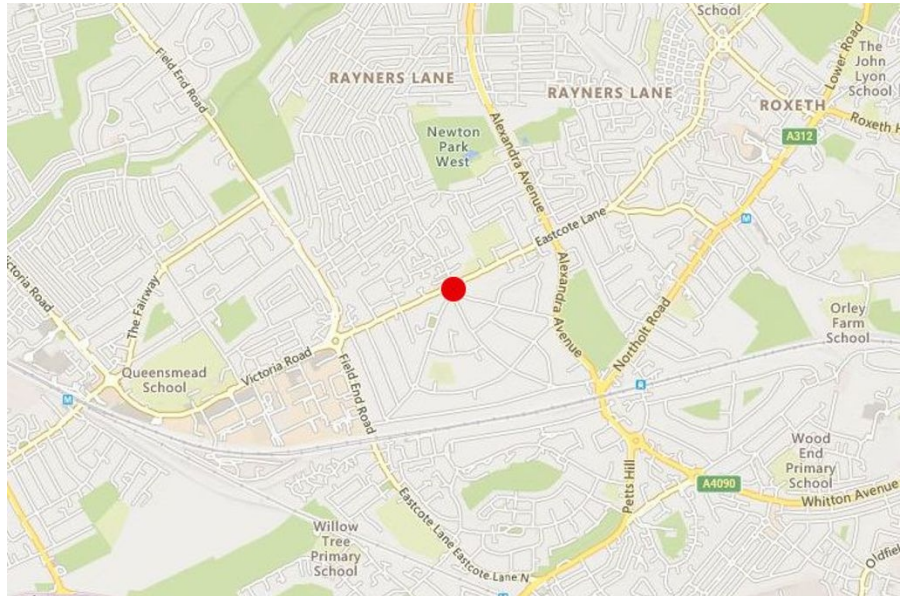
Leasehold

Terms

Available by way of a new Full Repairing and Insuring lease for a term to be agreed. The asking rent is £22,500 per annum excluding business rates and all other outgoings. VAT maybe applicable.

Business Rates

London Borough of Harrow. Rateable Value £13,000. The property should qualify for small business relief, subject to tenant status. Interested parties should verify this information.



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Planning

The property has F1 education use from the previous occupier. All E class uses will also be suitable including medical and offices. Interested parties should verify the planning use for their intended purpose before signing the lease.

EPC

Energy Rating G - A copy of the Energy Performance Certificate is available upon request.

Viewing

Strictly by prior appointment via joint letting agents Chamberlain Commercial.

Contact 020 8429 6899

Contact

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