

# FOR SALE

## SUBSTANTIAL PRICE REDUCTION - CENTRAL HARROW COMMERCIAL UNIT FOR SALE

**TOWNSPACE** Greenhill Way, 42-44 St. Anns Road, Harrow HA1 1LA



### Features

- 5,264 Sq Ft (489.03 Sq M)
- £1,100,000 for a 999 Year Lease
- Shell & Core Floor
- Goods Lift
- Loading Bay
- New Pedestrian Pavement
- Substantial Frontage

### Summary

A first floor commercial space of 5,264 sq ft in Harrow Town Centre which lends itself to leisure, food and beverage, rehearsal rooms, faith and worship, storage or dark kitchen.

The unit has a wide and high frontage on Greenhill Way and is served by both a goods lift and a passenger lift and stairs.

Available for sale



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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

Harrow is a major London suburb with excellent communication links to Central London. Harrow Town Centre has undergone a major transformation in recent years with widescale highrise residential development. The Townspace unit forms the first floor of 38-44 St Anns Road. The ground floor retail space was recently let to B&Q. The Townspace unit is now accessed from the rear at Greenhill Way, where there is street side loading bays and free parking for 1 hour.

### Description

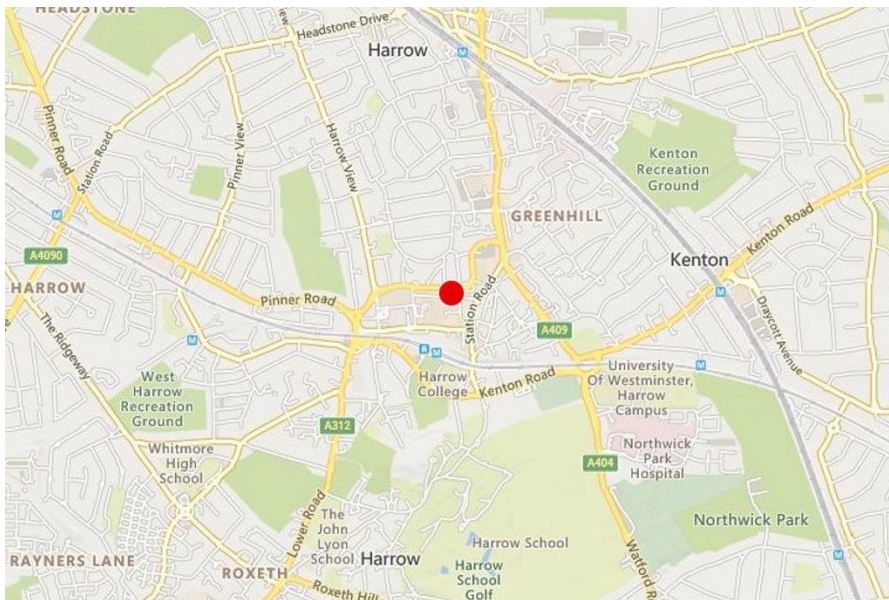
A recently formed commercial space in the heart of Harrow Town Centre which could suit last mile delivery, dark kitchen, storage, gym, community use or leisure. TownSpace has a ground floor loading bay with both a goods lift and separate passenger lift to the first floor space which totals 5,264 sq. ft.

### Tenure

Virtual Freehold. A new 999 year headlease.

### Business Rates

To be separately assessed, estimated at £5 per sq ft payable per annum.



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### VAT

VAT is payable on the purchase price and rent.

### EPC

The unit is currently in shell and core condition.

### 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



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