



# To let

Retail Unit

63-69 Station Approach, North Harrow,  
HA2 7SR

Places  
for  
London

The TfL Property  
Company

North Harrow Underground Station is situated in North West London within the London Borough of Harrow. The station falls within Travelcard Zone 6 and is served by the Metropolitan Line, located between Harrow-on-the-Hill Station to the south and Pinner Station to the north. The immediate station frontage comprises a small parade of independent local retailers. The nearest town centre is Harrow-on-the-Hill.

The subject units are positioned immediately adjacent to the Station House, at the primary entrance and exit.

## Zone 6

London Underground station

## 1.94 million

Annual Station Footfall



**Description:**

The units occupy a prominent position immediately adjacent to the main entrance and exit of North Harrow Underground Station. They form part of the Station Road retail parade, which is predominantly occupied by independent local retailers. The space can be amalgamated and reconfigured to create a single unit with excellent frontage and will be suitable for a local supermarket offer or retail.

Unit Size: Approximately 4,000 sqft

**Services:**

Power (100A TPN), Water and Drainage

**Usage:**

Retail - Planning E consent

**Lease:**

5-10 year lease, contracted outside the Landlord & Tenant Act. Annual rent reviews adjusted in line with the Retail Price Index (RPI) will be applicable.

**Rent:**

The rent payable to be £70,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

To be re-assessed.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**ALL ENQUIRIES:**

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