



- ground floor
- 20.90 m<sup>2</sup> (225 ft<sup>2</sup>) approx.
- 'e' use class
- new lease
- rent: £16,000 per annum
- premium: £ offers invited

## DESCRIPTION

Mid terraced shop formerly a hairdressers, currently arranged as a front sales area, rear store room and single WC.

We understand that the premises currently have an 'E' Use Class, which includes; retail, office, medical and leisure. Alternative uses will be considered such as educational, subject to planning.

## LOCATION

Situated in prominent position on Rayners Lane, between Alexander Avenue and Village Way, in the centre of Rayners Lane.

Neighbouring occupiers include; Sainsbury's, Cake Box, JD Wetherspoon, Costa Coffee, Betfred, Cycle King, Coral, KFC, Pizza Hut, Post Office and William Hill, together with a good mix of other independent and local traders.

Rayners Lane Underground (Piccadilly & Metropolitan lines) station is within walking distance, providing services to Acton Town, Heathrow, Cockfosters, Uxbridge, Harrow on the Hill and Aldgate. There are also buses serving the area, located on Rayners Lane and Imperial Drive nearby.

## ACCOMMODATION

TOTAL	20.90 m <sup>2</sup>	225 ft <sup>2</sup>	N. I. A.
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## TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed. Premium offers are invited for the goodwill of the previous hairdressing business.

## BUSINESS RATES

We are advised that the current rateable value is £8,200. Contact Harrow Council on 020 8901 2610 to confirm if small business rates relief is applicable.

## VIEWING

Strictly by prior appointment by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**

