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# 297 RAYNERS LANE PINNER

HA5 5EJ

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*Lease for Sale*

# 297 RAYNERS LANE PINNER

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Retail Opportunity  
**LEASE FOR SALE**

## LOCATION

Rayners Lane is an established commercial parade with a range of retail and catering provisions featuring a mix of high street national chains such as Betfred, Sainsbury's Local, Iceland and various independent retailers, estate agents, and catering outlets.

The property is located centrally on the western side of Rayners Lane, immediately to the north of Rayners Lane tube station (Piccadilly and Metropolitan Lines), adjacent to Sambal.

## DESCRIPTION

The demise is arranged over ground and basement levels.

The ground floor currently provides a retail coffee shop with a customer WC provision at the rear. There is a staircase leading down to the basement level which provides staff and ancillary areas.

Costa have external seating on the pavement to the front.

## ACCOMMODATION

The property provides the following net internal floor areas:-

Ground Floor	Size Sq.m	Size Sq.ft
Ground Floor Retail	90.02	969
Basement Staff/Anc	38.74	417
Basement Vault Storeroom	14.68	158



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## LEASE

The property is held on a lease term expiring 24 June 2045, granted inside the security of tenure provisions of the Landlord & Tenant Act 1954.

The lease provides for rent reviews on 16 April 2028, 16 April 2033, and 16 April 2038.

There are also tenant breaks in the lease on 16 April 2029, 16 April 2034, and 16 April 2039 on 6 months' notice. There is a break penalty of 3 months' rent for the first break option.

The passing rental is £32,500pax.

## TERMS

Premium offers are invited for the benefit of the leasehold interest.

## EPC

B 41 (which expires 17 October 2032). Further details available on request.

## RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,250. For rates payable please refer to the Local Charging Authority, London Borough of Harrow - 020 8863 5611.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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# CONTACT

GET IN TOUCH

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