



225 Kenton Road

Harrow, HA3 0HD

Prominent Retail Unit on Kenton Road

1,102 sq ft

(102.38 sq m)

- Prominent retail location
- Ideal for a variety of commercial occupiers
- Use Class E
- Parking to the rear
- Kitchenette & W/C facilities
- 0.3 miles from Northwick Park Station (Metropolitan Line)
- 0.1 miles from Kenton Station (Bakerloo & Overground Lines)

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Summary

Available Size	1,102 sq ft
Rent	£25,000 per annum
Rates Payable	£9,932 per annum
Rateable Value	£26,000
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The premises comprise self-contained retail unit extending to approximately 1,102 sq ft, occupying a prominent position on Kenton Road. The property benefits from a fully glazed shop front, providing excellent visibility, strong natural light, and an attractive display area to passing pedestrian and vehicular traffic. Internally, the accommodation is predominantly arranged as an open-plan retail sales area to the front, offering a flexible layout suitable for a wide range of retail, showroom, or service-based occupiers. To the rear of the unit is a storage area together with staff facilities, providing practical back-of-house accommodation to support day-to-day business operations. Externally, the property benefits from a rear parking area, consents.

Location

225 Kenton Road occupies a prominent position on Kenton Road (A4006), a well-established arterial route linking Harrow, Kenton, Kingsbury and the wider North West London area. The property benefits from excellent prominence with strong levels of passing vehicular traffic. The premises are well connected, situated approximately 0.1 miles from Kenton Station, providing both London Underground (Bakerloo Line) and London Overground services, offering direct access to Central London and the wider rail network. Northwick Park Station (Metropolitan Line) is also within approximately 0.3 miles, providing fast and frequent services to Baker Street, the City and beyond.

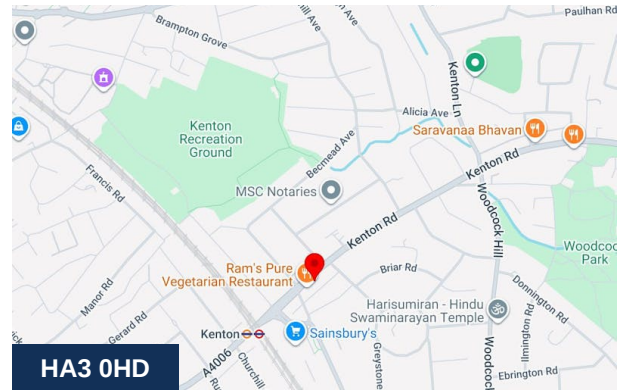
Terms

A new lease is proposed for a term to expire in March 2028.

Alternatively, a new lease may be available directly from the Freeholder, on terms to be agreed.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The ingoing tenant will be responsible for these costs.



Viewing & Further Information



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