



## 80 High Street

Harrow, Middlesex, Middlesex, HA3 7AF

### Mixed use premises - To Let

**1,666 sq ft**

(154.78 sq m)

- Situated beneath a stunning new residential development.
- 1,666 sqft Café / Restaurant over ground and first floor with outdoor seating area.
- Situated a short walk from Harrow & Wealdstone Station.

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## Summary

<b>Available Size</b>	1,666 sq ft
<b>Rent</b>	£35,000.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>EPC Rating</b>	Upon enquiry

## Description

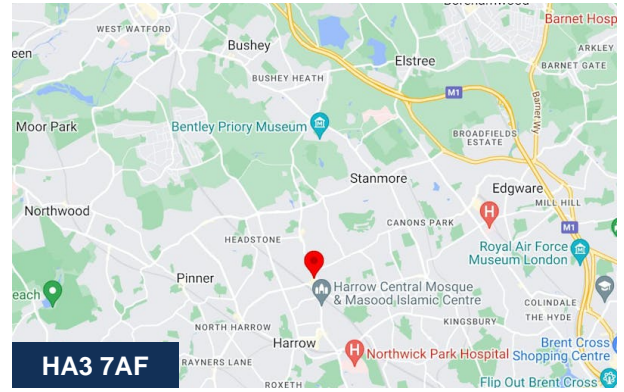
The building comprises of the former Harrow & Wealdstone Police Station designed by John Dixon Butler in 1907. The premises comprises of a central staircase core, and 3 good size rooms. The premises are predominantly shell & core ready for tenants fit out. The restaurant unit has an outdoor area that could be used to create outdoor seating.

## Location

The premises are located within the Wealdstone area of the London Borough of Harrow which is currently undergoing significant regeneration. Nearby retailers include Boots, Iceland, Santander, Halifax and Asda. A number of bus routes pass the property and Harrow & Wealdstone Overground & Underground station is 0.4 miles from the property.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 80 High Street (Cafe)	1,666	154.78	Available
<b>Total</b>	<b>1,666</b>	<b>154.78</b>	



## Viewing & Further Information



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