



1 - 9 The Bridge, Harrow, Middlesex
Middlesex, HA3 5AB

Income Producing Retail / Office Building

3,216 sq ft
(298.78 sq m)

- 3,360 Sq Ft (312.15 Sq M)
- Ground & First Floor Let
- Income producing approx.
£38,000 PAX rising to £63,000
PAX
- Second Floor Vacant
- Suitable for Conversion (STPP)
- Opposite Harrow &
Wealdstone Station
- Access into London Euston in
16 minutes

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Summary

Available Size	3,216 sq ft
Price	£1,200,000
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

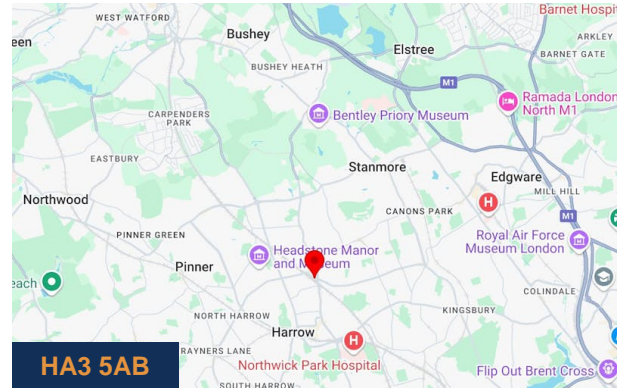
The building comprises of three ground floor retail units with first and second office floors above. The ground and first floor of the building are currently occupied whilst the second floor comprises of a number of small refurbished office suites. The building may be suitable for conversion to residential subject to planning

Location

The building is located at the North West end of The Bridge at its junction with High Street, Wealdstone and opposite Harrow & Wealdstone Overground & Underground Station providing links into central London in 16 minutes.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Available
2nd	908	84.36	Available
1st	908	84.36	Available
Total	3,216	298.78	



Viewing & Further Information



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