



## 268 Northolt Road, South Harrow HA2 8DY



### Area

Approx 1195 sq ft



### Location

Prominent main road location



### Rent

£57,500 plus VAT.  
\*\*PREMIUM REQUIRED\*\*



### Food Approved

Takeaway for many years



### Parking

Two spaces to rear

## LOCATION

The building occupies a prominent position on the busy Northolt Road in South Harrow, benefiting from excellent visibility and strong pedestrian and vehicular traffic. South Harrow Underground Station is within easy walking distance, while nearby retailers, local amenities and convenient road connections make the location attractive for a wide range of occupiers

## DESCRIPTION

The unit is currently trading as a KFC and lends itself to a similar type of operation. It comprises of a customer area, counter area, large kitchen, prep rooms as well as staff WC's and office.

Approx 1195 sq ft.

There are two parking spaces to the rear.

Rent £57,500 per annum exclusive plus VAT.

**\*\*Substantial premium offers invited\*\***

## TERMS

Available by way of brand new Full Repairing & Insuring lease.

## LEGAL COSTS

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

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

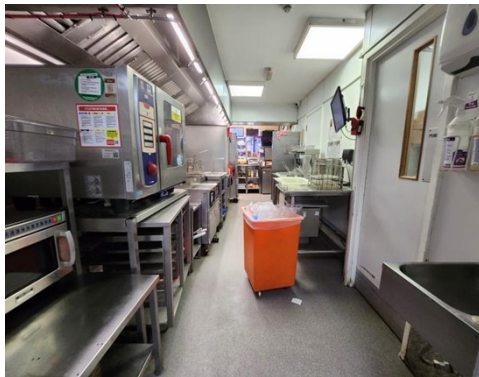
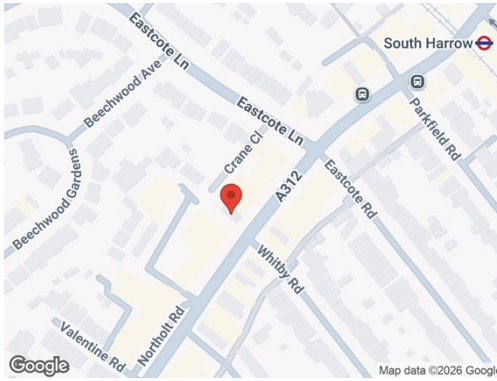
According to the Valuation Office the Rateable Value is £23,250 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Harrow.

## EPC

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For further information please contact:

[hello@obre.co.uk](mailto:hello@obre.co.uk)



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