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## RETAIL PROPERTY



## 299 Rayners Lane PINNER, Middx HA5 5EH

### RETAIL UNIT TO LET Subject to V.P.

#### Location

Rayners Lane is a busy neighbourhood shopping area in the Harrow/Pinner suburbs centred around the Rayners Lane Metropolitan/Piccadilly Line Tube Station.

The property is situated between **Bet Fred** and **Costa Coffee** and is part of the Underground station building. Other **retailers** nearby include **Sainsbury's** and **Iceland**.

#### Accommodation

The property is arranged on ground floor and basement with rear servicing.

Dimensions	M	Ft
Internal Width	6.2	20'4"
Floor Area	Sq M	Sq Ft
Ground Floor	75	872
Basement	58	624

#### Lease

The shop is available on a new FRI lease for a term of 15 years subject to an upward only review at the expiry of the 5<sup>th</sup> year.

#### Rent

We are seeking rental offers in the region of **£32,500pax** exclusive of VAT

#### Rates

The premises have been given a rateable value of £22,500 in the 2017 list.

The rate in the pound is 50.4 pence so the rates payable for the year 2019/20 is therefore **£11,340 pa**

Interested parties are strongly advised to make their own enquiries.

#### VAT

The property is **NOT** elected for VAT purposes.

#### Energy Performance Certificate (EPC)

Energy Performance Asset Rating **D**

Full EPC report and certificate are available on request.

#### Viewing and Further Information

Viewings strictly by appointment with the sole agents:

#### Michael Perkins

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