

# CLASS E - LEASE FOR SALE

The Counting House, 352 Pinner Road, Harrow, HA1 6DZ





## LOCATION

The prominent unit is located in a busy parade at the corner of Station Road and Pinner Road within 100 metres of North Harrow tube station (Metropolitan Line). Nearby operators include The Gym Group, Wenzels Bakery, Fireaway Pizza and numerous independent restaurants, bars and cafes.

Link to Google Street View [HERE](#)

## DESCRIPTION

The existing coffee operator has been trading successfully from this location since 2016 and continues to trade. The property would therefore be ideal for an independent coffee operator who would benefit from the existing fixtures and fittings and longstanding goodwill, or other uses within Class E.

## ACCOMMODATION

The premises are arranged over the ground floor only with approximately 42 covers internally and 12 covers on an external terrace fronting onto Pinner Road.

Ground floor (approx. areas) - 943 sq ft/ 87.6 sq mt

## PREMIUM

All offers invited to exclude the coffee machine, grinder and other branded and personal items.

## LEASE

Available by way of an assignment of the existing 15 year lease expiring in June 2031, subject to a mutual option to break in June 2026 upon 6 months notice. The passing concessionary rent is £21,000 and it is our understanding that the landlord would consider extending the concession and or granting a new lease. It is also our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

## BUSINESS RATES

Rateable Value - £15,750

UBR - 0.499

Rates Payable - £7,859 (excluding any relief - see below)

The Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

## FURTHER DETAILS

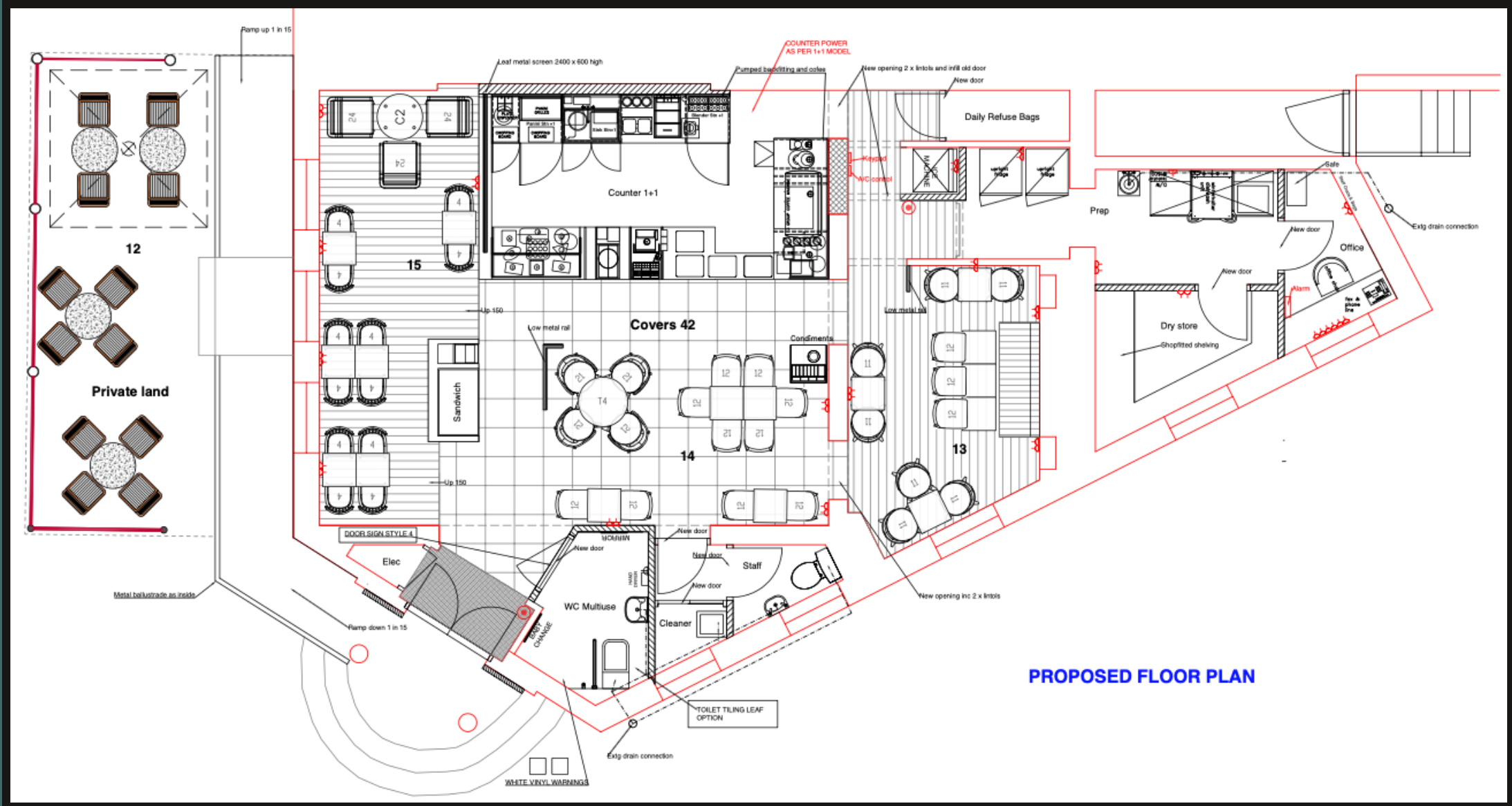
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**PROPOSED FLOOR PLAN**

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