



## 5-9 The Broadway

Stanmore, HA7 4DA

### Prime Retail Unit

**2,675 sq ft**

(248.52 sq m)

- Formerly NatWest bank
- Attractive period frontage
- Public parking nearby
- Adjacent to Sainsburys
- Use Class E

# 5-9 The Broadway, Stanmore, HA7 4DA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,675 sq ft                        |
| Rent           | £65,000 per annum                  |
| Rates Payable  | £23,400 per annum                  |
| Rateable Value | £48,750                            |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D                                  |

## Description

The premises comprise the entire ground floor of an attractive period building, featuring an imposing Portland stone façade and generous internal ceiling heights.

The accommodation is currently arranged as a series of individual rooms, together with the original bank safe and strong room. Subject to the removal of the existing partitioning, the premises would provide approximately 2,650 sq ft of Gross Internal Area, offering flexible and predominantly open-plan accommodation suitable for a variety of commercial uses.

## Location

The property occupies a prominent position on The Broadway in the heart of Stanmore, an affluent and well-established North West London suburb. The surrounding area provides a strong mix of national retailers, supermarkets, restaurants and independent businesses, with nearby occupiers including Sainsbury's, Lidl, Nando's, Specsavers and Costa Coffee.

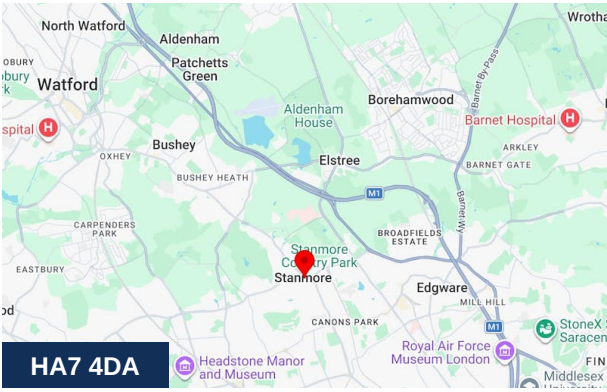
The premises are conveniently located approximately 0.4 miles from Stanmore Underground Station, providing direct Jubilee Line services into Central London. Road communications are also excellent, with convenient access to the A1, M1 and M25, providing connections throughout North and West London and the wider motorway network.

## Terms

A lease of both retail units is available by way of a term by arrangement.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



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