



## 1-3 The Broadway

Stanmore, HA7 4DA

### Prime Retail Unit

**2,281 sq ft**

(211.91 sq m)

- Formerly Barclays bank
- Substantial frontage facing Stanmore Broadway
- Recently refurbished
- Public parking nearby
- Adjacent to Sainsburys
- Use Class E

# 1-3 The Broadway, Stanmore, HA7 4DA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,281 sq ft                        |
| Rent           | £60,000 per annum                  |
| Rates Payable  | £16,560 per annum                  |
| Rateable Value | £34,500                            |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D                                  |

## Description

The premises comprise the ground floor and substantial basement of the former Barclays Bank, occupying a prominent position within an attractive period building fronting The Broadway in the heart of Stanmore.

The ground floor provides well-proportioned commercial accommodation with an impressive frontage onto The Broadway and generous internal ceiling heights. The existing layout reflects the property's former banking use and provides an excellent opportunity for an incoming occupier to reconfigure the accommodation to suit their individual requirements.

A particular feature of the property is the substantial full-height basement, which provides highly usable ancillary accommodation and significantly enhances the overall space available.

Subject to an incoming tenant's requirements and agreement with the landlord, additional accommodation at first-floor level could also be incorporated into the demise, providing the opportunity to create a larger and more flexible commercial unit. The character of the building, prominent frontage and flexible configuration make the premises suitable for a wide range of potential occupiers, including retail, showroom, medical, professional services, health and fitness, and food and beverage uses, subject to any necessary consents.

## 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.

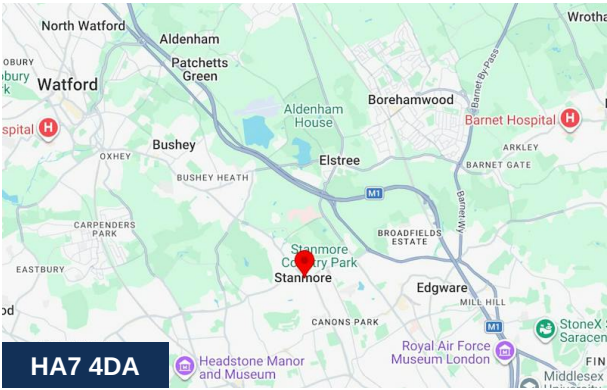
The premises are conveniently located approximately 0.4 miles from Stanmore Underground Station, providing direct Jubilee Line services into Central London. Road communications are also excellent, with convenient access to the A1, M1 and M25, providing connections throughout North and West London and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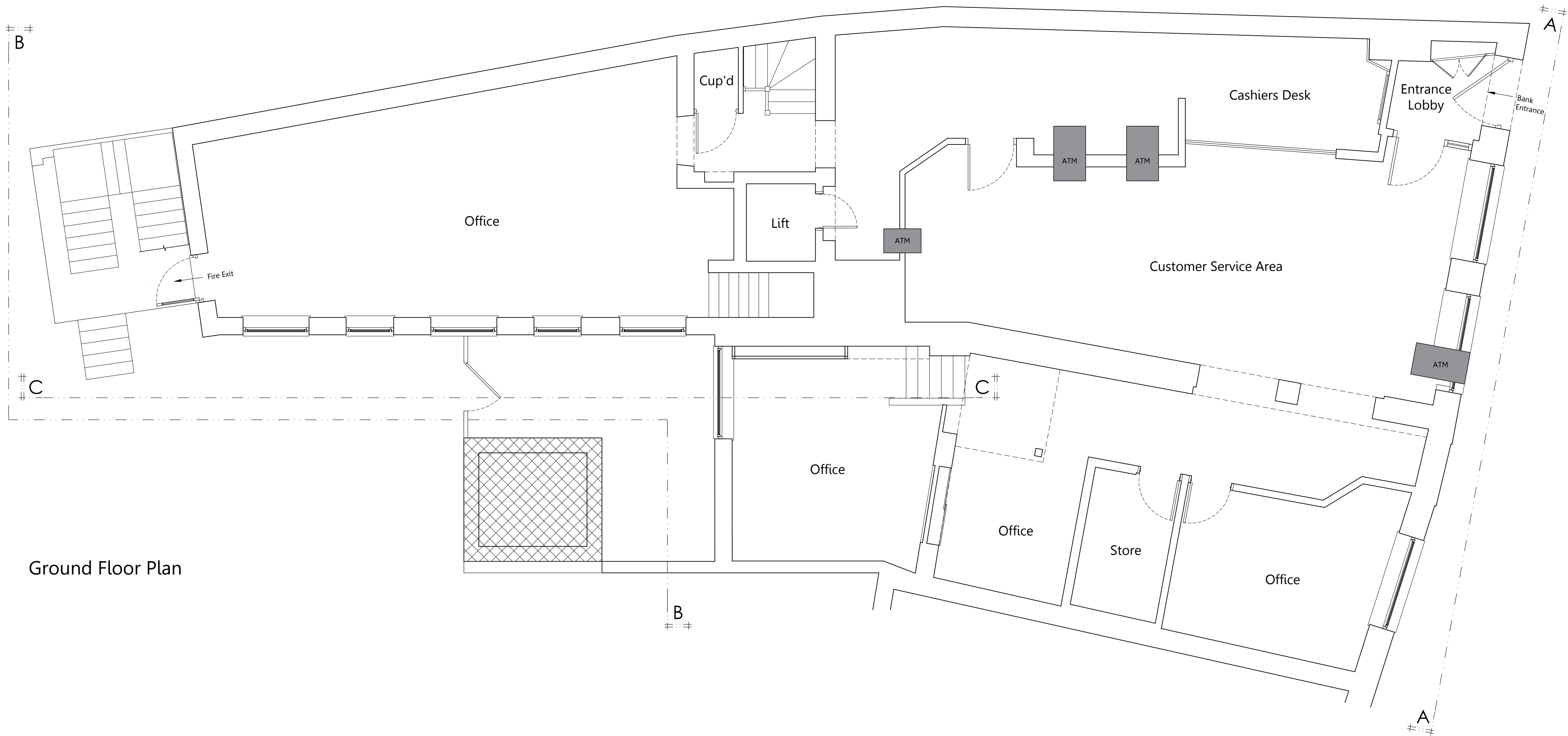
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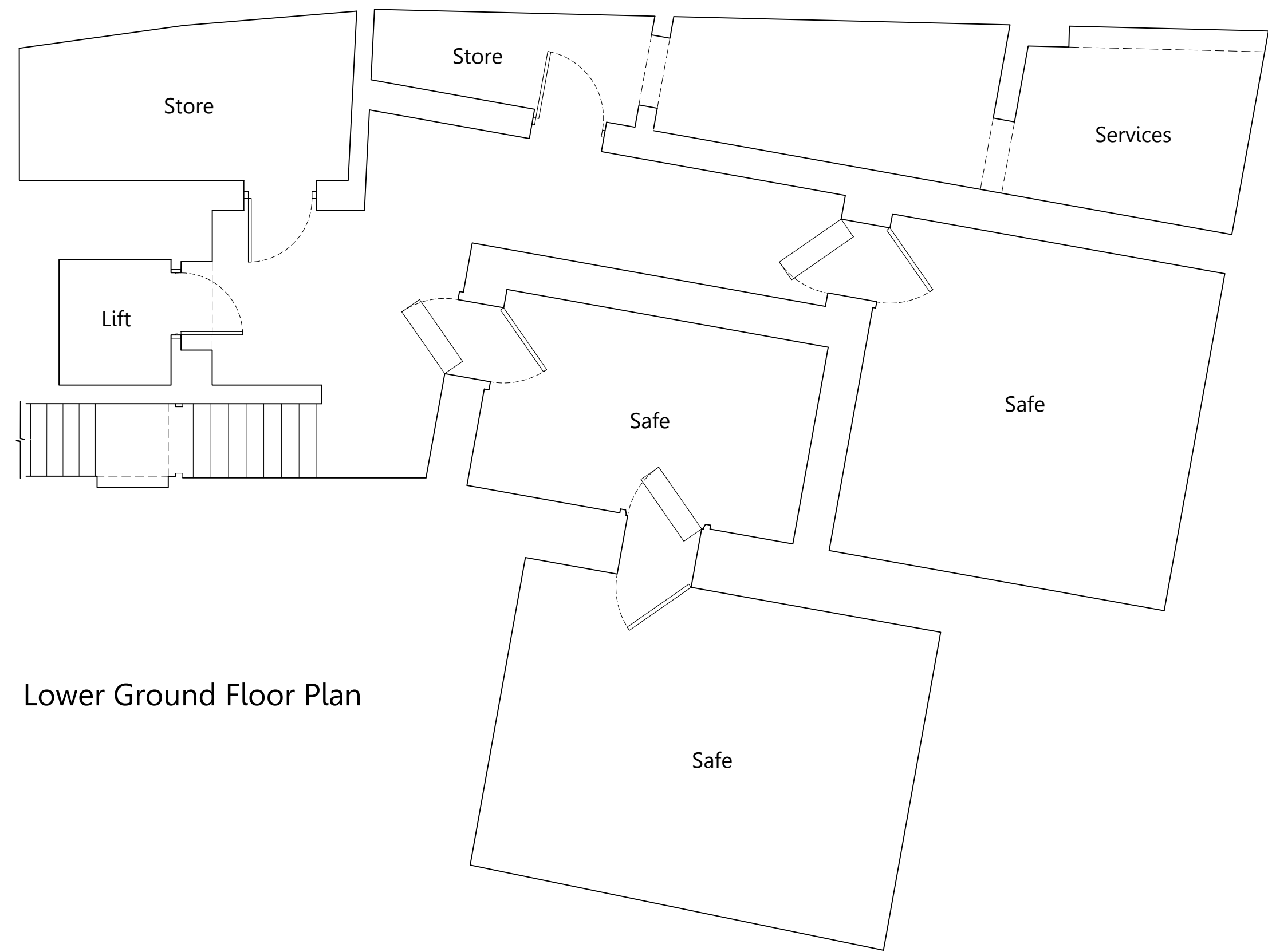




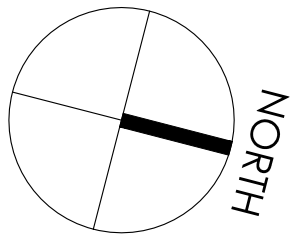
| REVISIONS |             |       |      |          |  |
|-----------|-------------|-------|------|----------|--|
| REV       | DESCRIPTION | DRAWN | CHKD | DATE     |  |
| 1st       | First Issue | JN    | JN   | 03 08 21 |  |



Ground Floor Plan



Lower Ground Floor Plan



- NOTES
1. DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL RELEVANT DRAWINGS.
  2. DO NOT SCALE FROM THIS DRAWING UNLESS FOR PLANNING OR TRANSFER PURPOSES - FIGURED DIMENSIONS SHOULD BE USED WHERE SHOWN.
  3. IF YOU ARE IN DOUBT OF THE CONTENTS OF THE DRAWING, PLEASE REPORT DISCREPANCIES TO THE ARCHITECT.
  4. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS RELIED ON BY THIRD PARTY CONSULTANTS

|                        |            |          |            |          |  |
|------------------------|------------|----------|------------|----------|--|
| PROJECT                |            |          |            |          |  |
| Barclays               |            |          |            |          |  |
| The Broadway, Stanmore |            |          |            |          |  |
| DRAWING TITLE          |            |          |            |          |  |
| Floor Plans (1 of 2)   |            |          |            |          |  |
| SHEET NO.              |            |          |            |          |  |
| CP/2021/50/10 - 1st    |            |          |            |          |  |
| SCALE                  | SHEET SIZE | DATE     | CLIENT     | PURPOSE  |  |
| 1:50/100               | A1/A3      | 03 08 21 | R. Lakhani | AS BUILT |  |