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property consultants

309-311 Harrow Road | **Maida Vale** | London | W9 3RH
PROMINENT CORNER PREMISES TO LET

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- ground & first floor
- 228.07 m² (2,455 ft²) approx
- 'e' use class
- rent: £50,000 per annum
- immediately available
- all uses considered

DESCRIPTION

Former public house, which has been extensively redeveloped to provide 34 student accommodation rooms on the upper floors, with a large commercial shell arranged over the ground floor and basement benefitting from a wide frontage and good floor to ceiling height.

We understand that the premises have the new 'E' Use Class. Alternative uses such as Medical, Educational, Training, Restaurant, Office or Leisure are now permitted, without the need for a change of use.

LOCATION

Situated on the busy Harrow Road (A404), on the corner of Windsor Gardens and opposite Chippenham Road.

Neighbouring occupiers include; French Tacos, Sushi No Hana, Gusto Pizza, Chicken Cottage, Papa Johns, Hotpod Yoga, Pizza Hut, Sainsburys Local, Leyland DIY, Westminster Register Office, Athlone Nursing Home and Woodfield Road Medical Centre.

Westbourne Park Underground station (Circle, Hammersmith & City lines) is within walking distance, providing services to Kings Cross St Pancras, Farringdon, Liverpool Street, Victoria, Paddington, Baker Street, Hammersmith and Barking. There are also various buses serving the area located on Harrow Road.

ACCOMMODATION

Ground Floor	117.98 m ²	1,270 ft ²	
Basement	110.09 m ²	1,185 ft ²	
Total	228.07 m²	2,455 ft²	N.I.A.

TENURE

A new Full Repairing and Insuring Lease is being offered, on terms to be agreed.

BUSINESS RATES

To be re-assessed. Please contact Westminster City Council on 020 7641 6000 to confirm what amount might be payable per annum.

VIEWINGS

By appointment through joint sole letting agents: -

Ashley Brudenell or James Stefanopoulos



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