DAVIS COFFER LYONS

E CLASS PROPERTY TO LET

HARROW, HA1



The Rising Sun, Greenford Road, Harrow HA1 3QL

Summary

- New Lease Available
- E Class Use
- Ground Floor Lock Up
- Close to Sudbury Hill Station
- Alternative Uses Considered

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The Rising Sun at 138 Greenford Road, Sudbury Hill, Harrow, HA1 3QL is a prominent, well-connected site in North West London. Located on the border of Sudbury Hill (Harrow) and Greenford (Ealing), Immediately adjacent to the Sudbury Hill shopping parade, local cafés, and the Post Office Sports & Social Club (150m away).

Harrow Town Centre: ~1.5 miles north

Northwick Park & St Mark's Hospitals: ~1.3 miles north

Wembley Stadium & OVO Arena: ~3.4 miles east

Heathrow Airport: ~8 miles south-west

For a better understanding of the location please review: Google Street View

Description

A Ground floor lock up unit.

We understand the gross approximate areas to be as follows:

Ground	3,143 sq ft	292 sq m

Tenure

The property is available by way of an FRI 20 year lease, subject to five yearly rent reviews, contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (as amended).

Rent

Offers invited.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £ - No rateable value .

Use

The property has the benefit of E Class Use within the Town and Country Planning (Use Classes) Order 1987.

Licensing

If required the tenant will need a new Premises Licence.

EPC

An EPC can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents Davis Coffer Lyons.

Davis Coffer Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffer Lyons Limited.