





Glenmore are pleased to bring to the market this leasehold dry cleaning business located in Harrow.

A unique opportunity to acquire a very successful and well equipped Dry Cleaners in Harrow.

Situated on Pinner Road the business benefits from a heavy footfall in this busy location. The business is located within a small local parade of shops with a Tesco Express next door and a local Asian grocery market close by therefore the location attracts a heavy footfall making this an idea location. The location has excellent transport links supported by multiple bus routes and only five minutes from North Harrow Tube Station.

Asking Price: £55,000

Include Fittings & Fixtures : Dry Cleaning Machines, Pressing Machine, Washing Machines, Tumble Dryer, Shirt Presser,

Spotting Table, Hand Held Steamer, Sewing Machine

Rent: £17,000 per annum

Lease - 20 years Fri (Full Repair and Insuring) lease that commenced in 2017

Rent Review - Every 4 years

Takings: Advised by Vendor - £ 50,000 to £55,000

Rates: Advised by Vendor - Nil

Minimum Area 1000 sq ft

The owner is supported by a family member

Opening hours: 9.00am to 6.00pm - Mon to Sat

Viewings: Strictly by prior appointment with Glenmore Property Services. Please call our office on 02089045040 to discuss your requirements or to arrange a viewing.

Holding deposit: Tenants or prospective purchasers wishing to secure this property will be required to pay a holding deposit to Glenmore Property Services of £5,000. The deposit is non-refundable except if the vendor withdraws, or a clear title cannot be proven. This deposit is held in our client account until completion.

These particulars are prepared for the guidance of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

