



The Former Change of Hart

19-21, High Street,
Edgware, HA8 7EE

Grade 11 Listed Public House in busy main road location.

Location:

The property is located on the West Side of the High Street (A5 Trunk Road) close to Spring Villa Road and opposite Garratt Road. Edgware Underground (Northern Line) and bus station is a 7-minute walk. Broadwalk Shopping Centre is also nearby.

Description:

The public house occupies a beamed ground floor 1,724 sq. ft and Basement 307 sq. ft. A new kitchen area will be constructed at the rear of the pub. No outside area.

The Business:

We are offering a rare bar/restaurant/dark kitchen on this high-profile main road site.

Licensing Hours:

The liquor licence would need to be renewed with the London Borough of Harrow licensing department.

Tenure:

A new free of tie lease, rental offers in the region of £30,000.

Rateable Value: Will be re valued on sale.

Property Misdescription - AJR Leisure:

1) Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise they assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate, the text, photos and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and they have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.