

# TO LET

## Unique Art Deco Cinema Opportunity in North West London

Safari Cinema,  
Station Road,  
Harrow HA1 2TU

JACKSON  
CRISS



- Prominent location in Harrow, 20 minutes North West of Central London.
- Principle catchment of 733,000, with 52% Affluent Achievers.
- Iconic 1930's Art Deco Building.
- Adjacent to 62,000 sq ft Tesco Superstore.
- Partially fitted for Cinema Operators, but also suitable for a range of uses including Retail, Gym, Leisure and F&B (STPP).

## LOCATION

Harrow is an affluent North-West London suburb, and one of the principle commercial centres in Greater London. The area has a catchment of over 733,000 with a significantly above average demographic of 52% “Affluent Achievers”. The town is located 8 miles (13 km) to the south of Watford, 10 miles (16 km) to the north-west of central London, and 9 miles (15 km) to the north-east of Uxbridge.

## SITUATION

The subject property is located on Station Road, 0.6 miles north of Harrow-on-the-Hill Station and the town centre. Station Road is the principle route into the town centre from the North and areas including Bushey and Watford.

Adjacent to the site is a large Tesco Superstore, acting as an anchor for the north of Harrow with a large surface car park. Surrounding occupiers include a range of independent restaurants and retailers, as well as a Travelodge Hotel

## ACCOMMODATION

The unit provides the below accommodation.

Ground Floor GIA	13,960 sq ft	1,297 sq m
Basement GIA	1,000 sq ft	92.90 sq m



## DESCRIPTION

The property is a former 1930s Art Deco Cinema that is being redeveloped as part of a wider multi-use Landmark Development. The development will include 82 residential units to the rear, and then provide over 13,000 sqft of commercial accommodation on the ground floor.

As part of the development the façade, which is locally listed, is being retained and refurbished to its former glory. The former Cinema space has been redeveloped for cinema use and is ready to receive tenant fixtures.

The landlord would also consider reconfiguring the accommodation and offering smaller unit sizes for Retail, Leisure and Restaurant Uses, subject to necessary planning consents.

Further information is available from the agents.

## TIMINGS

The development will PC in October 2023.

## LEASE

A new fully repairing and insuring lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

## RENT

On Application

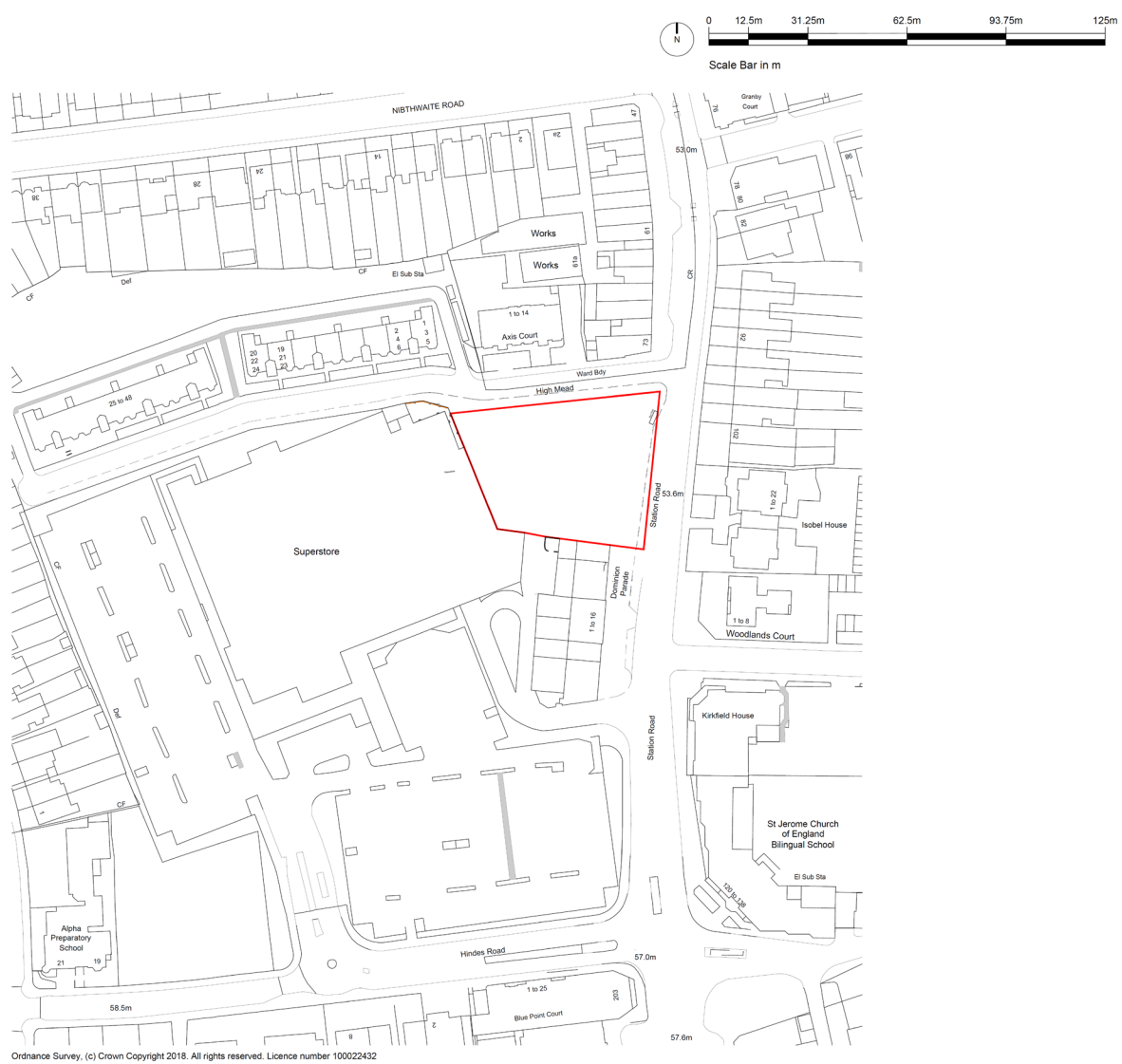
## USE

The property benefits from a Sui Generis use consent as a Cinema, but would be suitable for a range of alternative uses including retail, restaurants, leisure, spa, health and educational uses.

## RATEABLE VALUE

To be reassessed.

# Site Plan



**Notes:**

Do not scale any dimensions off this drawing. Any discrepancies between this drawing and other information are to be referred to David Roden Architects. Where the drawing relates to an existing building or completed construction the contractor is responsible for checking that there is no conflict between actual building dimensions and drawing dimensions. In the event of discrepancies between this drawing and subcontractor's approved working drawings for relevant building components, the subcontractor's drawing shall take precedence. Any conflicts arising out of information as noted above must be reported immediately to David Roden Architects. This drawing is the copyright of David Roden Architects. All dimensions are in millimetres unless otherwise stated.

**Revisions:**

R	Date	Description	Drawn
P1	13.01.23	Issued for Planning	BR



Client:  
Henry Construction  
Project Title:  
Safari Cinema  
2 Station Rd, London, HA1 2TU  
Status: PLANNING  
Drawing Title: Site Location Plan  
Scale: 1:1250  
Sheet: A3

Project	Origin	Vol	Level	Type	Rot
20016	- DRA	- A1	- SP	- DR	- A
ClassPack	Number	Rev	Ctd	Apvd	
FP	- 0001	P1	RD	BW	



0.5 mile



0.5 mile

**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

**IMPORTANT NOTICE:** Jackson Criss and their clients give notice that: 1.They 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 or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JACKSON  
 CRISS**

# CONTACT

For further information please contact Jackson Criss.

**Andrew Criss**

andrewc@jacksoncriss.co.uk

07831 213 396

**Dan Turner**

dant@jacksoncriss.co.uk

07917 022 524

Alternatively please contact Joint Agents - Brasier Freeth

**Mark Poyner**

mark.poyner@brasierfreeth.com

07803 234 866

JACKSON  
CRISS