

# Lease Opportunity – Kiosk, St Ann's, Harrow

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London Borough Of Harrow is inviting expressions of interest from individuals/businesses looking to operate one of the four new Kiosks on St Ann's Road, Harrow.

If you, or your organisation are interested in operating a new kiosk from May/June 2025, please contact Antonio Fernandes MRICS (Corporate Estates) for more details: [corporate.landlord@harrow.gov.uk](mailto:corporate.landlord@harrow.gov.uk)

An information pack and expression of interest form will be sent out, with expressions due back by Monday 28<sup>th</sup> April 2025 with a view of successful tenants taking occupation in June/July 2025.



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## Kiosk Specification:

- 6x3m
- LED Lighting internal and external
- Utilities include water, electricity and network port
- Hard flooring
- Internal Blinds
- External electric shutters
- Grey canopy across frontage
- Anti graffiti coated
- Air conditioning / heating
- Wash basin

Tenant to fit out kiosk to own specification  
subject to landlord's approval



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## Frequently Asked Questions:

Q: When will the kiosks be ready to occupy

A: We anticipate tenants should have occupation by June 2025

Q: Is there a short-term leasing option to try out a new business idea?

A: Yes. Please include your thoughts in your offer. We are happy to take a view on a case-by-case basis

Q: Who will be responsible for utility bills, insurance etc?

A: Tenant's will be responsible for their own utilities. The landlord will landlords' the building as part of the block policy and the tenants will pay their proportion of the premium.

Q: Can I make alterations to the building?

A: No, no alterations are permitted without landlord's consent

Q: Are the units restricted to any uses?

A: No, but all uses will be considered by the landlord to ensure a good tenant mix in the area. If any alterations are needed to the Pod to accommodate an alteration, this will be reviewed carefully to ensure warranties are not voided etc

Q: Will the Council give the Kiosks to the highest bidders?

A: The Council will consider a range of factors in determining which business is offered a kiosk

Q: Are there any business rates?

A: The Pods are yet to be assessed. We won't know what the business rates will be, but each tenant will be able to apply for different levels of rate relief, discounts etc depending on their circumstances. More information can be found at: [Business rate reliefs and exemptions – London Borough of Harrow](#)



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