

**Lot 5, 236/236A Northolt Road, South Harrow, London,
HA2 8DU**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Long-let North London Convenience Store Investment

www.acuitus.co.uk

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Property Information

Freehold Long-let North London Convenience Store Investment

- Recently renewed 15 year lease from July 2025 (no breaks)
- Lease includes large self contained 1 bed flat on first floor
- Located 50 yards from South Harrow Underground Station & close to South Harrow Market
- VAT- free investment
- In the same ownership for about 25 years

Lot

5

Auction

12th February 2026

Rent

£35,000 per Annum Exclusive

Status

Available

Sector

Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

5 miles south-west of Stanmore, 10 miles west of Central London

Roads

A40, A406, M25

Rail

South Harrow Underground Station (Piccadilly Line)

Air

London Heathrow Airport

Situation

The property is situated in a very prominent trading position, close to South Harrow Market and opposite Park Road, approximately 50 yards from South Harrow Underground Station (Piccadilly Line). Nearby occupiers include Aldi, Wenzel's, Poundland and a range of local businesses.

Tenure

Freehold.

EPC

Retail - Band C, Residential - Band E.

Description

The property comprises a convenience store arranged on the ground floor forming part only of a larger shop, occupied by the same tenant. The property also includes a large self contained one bed flat on the first floor which is accessed from the rear of the property.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Residential - x 1 bed, lounge, kitchen, bathroom	126.63 43.82	(1,363) (472)	J. SINGH (t/a New South Harrow Food & Wine) (1)	15 years from 17/07/2025	£35,000	17/07/2030 and 5 yearly thereafter
Total Approximate Floor Area		170.45	(1,835)			£35,000	

(1) The Landlord holds a rent deposit of £32,500 and a security deposit of £10,000 - please see legal pack.

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