

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## 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

<b>Miles</b>	5 miles south-west of Stanmore, 10 miles west of Central London
<b>Roads</b>	A40, A406, M25
<b>Rail</b>	South Harrow Underground Station (Piccadilly Line)
<b>Air</b>	London Heathrow Airport

### 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.

### 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.

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

**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
<b>Total Approximate Floor Area</b>		<b>170.45</b>	<b>(1,835)</b>			<b>£35,000</b>	

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

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Anjali Sawali**  
+44 (0)20 7034 4854  
+44 (0)7854 316 621  
[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

**Peter Brown & Co Solicitors LLP**  
19 Station Road  
New Barnet  
London  
EN5 1QJ

**Paul Braham**  
020 8447 3286  
[paul@peterbrown-solicitors.com](mailto:paul@peterbrown-solicitors.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024