

# Unit 1, 29-31 Frognal Avenue Harrow, Middlesex HA1 2SG

lot 18

## Freehold Light Industrial Investment

- Entirely let to RIA Technologies Limited
- Benefits from fixed rental increases
- Situated in a popular North-West London location
- On-site car parking for approximately 2 cars
- Six Week Completion Period

Rent  
**£15,500**  
per annum  
exclusive, rising  
to **£16,500**  
per annum  
exclusive  
in 2013



On Behalf of Sarah Rayment & Shay Bannon of BDO LLP  
as Joint Administrative Receivers

### Location

Miles: 8 miles south-east of Watford  
15 miles north-east of Slough  
16 miles north-west of Central London  
Roads: A409, A404, A406, M25  
Rail: Harrow and Wealdstone Mainline and Underground Station (Bakerloo Line)  
Air: London Heathrow

### Situation

The property is situated in a predominantly residential area on the western side of Frognal Avenue, parallel to busy Station Road (A409) in central Harrow. The property is one of four units on-site which includes occupiers such as Peter Brown Plumbing & Heating Services.

### Description

The property comprises a single light industrial unit currently used for storage and is accessed from Frognal Avenue.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot

### Note

This property is being marketed for sale on behalf of Joint Administrative Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Administrative Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrative Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Storage	161.09 sq m (1,734 sq ft)	<b>RIA TECHNOLOGIES LIMITED (1)</b>	3 years from 01/04/2011 on a full repairing lease	£15,500	Fixed Rental Increases in 2012 & 2013 (2)
<b>Totals</b>		<b>161.09 sq m (1,734 sq ft)</b>			<b>£15,500</b>	

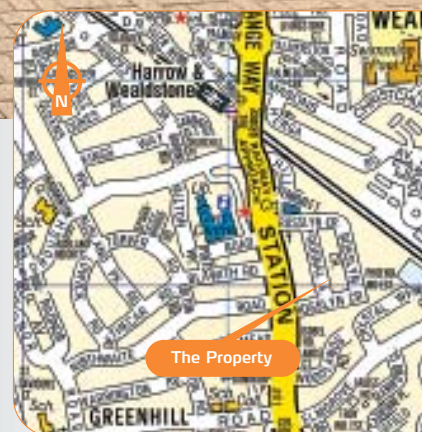
(1) RIA Technologies Limited are electrical goods and appliances wholesalers.

(2) The tenant will pay £15,500 per annum until 31st March 2012 and then £16,000 per annum until 31st March 2013 and then £16,500 until 31st March 2014.

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acutus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acutus.co.uk  
[www.acutus.co.uk](http://www.acutus.co.uk)

**Solicitors:**  
**Addleshaw Goddard LLP**  
Milton Gate, 60 Chiswell Street, London EC2Y 4AG.  
Tel: +44 (0)20 7160 3109.  
Email: monica.duggal@addleshawgoddard.com  
Ref: Monica Duggal.



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