

lot 40

88-90 High Street Harrow-on-the-Hill, Middlesex HA1 3LP

Rent
£92,685
per annum
exclusive

**Freehold Office Investment in Affluent
London Location**

- Attractive former town hall and fire station providing approximately 562.97 sq m (6,060 sq ft) of multi-let accommodation
- Situated some 300 metres from Harrow School and immediately west of Harrow Park

- Prominent position at the corner of High Street and Byron Hill surrounded by Harrow School boarding houses and administrative buildings
- Walking distance from Harrow-on-the-Hill Mainline Railway and Underground Station
- Six Week Completion Period



On the instructions of
J Pitt and B Moon
acting as Joint Fixed
Charge Receivers



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 per annum
 exclusive



Location

Miles: 8 miles south-east of Watford
 16 miles north-west of Central London
 18 miles north-east of Windsor
 Roads: 20 minutes drive from M25, M40, A40, A41 and A1
 Rail: Harrow-on-the-Hill Mainline & Underground Station (Metropolitan Line)
 Air: London Heathrow

Situation

The property is situated in a Conservation Area in a prominent corner position at the junction of High Street and Byron Hill amongst numerous Harrow School administrative buildings and boarding houses. Additionally the property benefits from its proximity to Harrow Park and to Harrow-on-the-Hill Mainline Railway and Underground Station.

Description

The property, a Grade II Listed building, comprises two interconnecting buildings providing office accommodation over basement, ground and first floors. Additionally, the property benefits from 4 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act 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
B1 – Basement	Office	49.89 sq m (537 sq ft)	A PATEL	5 years from 14/01/2011 (1)	£6,500	14/01/2014
B2 – Lower Ground B3 – Part Basement	Office	103.12 sq m (1,110 sq ft)	M PATEL	5 years from 01/05/2009	£14,910	
GF1 – Ground	Office	21.74 sq m (234 sq ft)	VACANT			
GF2 – Ground	Office	24.99 sq m (269 sq ft)	DSK PROPERTIES LTD	5 years from 10/07/2009 (2)	£4,600	10/07/2012
G3 – Ground	Office	22.48 sq m (242 sq ft)	I CATTLE	Tenancy at Will (3)	£4,250	
G4 – Ground	Office	17.09 sq m (184 sq ft)	VACANT			
G5 – Ground	Office	20.71 sq m (223 sq ft)	STEPHEN J WOODWARD LTD	5 years from 14/12/2007	£4,125	14/12/2012
G6 – Ground	Office	73.30 sq m (789 sq ft)	STEPHEN J WOODWARD LTD	9 years from 26/04/2004	£16,000	26/04/2007 26/04/2010 (4)
FF4, 5, 6, 7 & 8 – First	Office	108.23 sq m (1,165 sq ft)	STEPHEN J WOODWARD SURVEYORS LTD	9 years from 14/12/2007	£21,800	14/12/2012
FF1, 2, 3 & 9 – First	Office	121.42 sq m (1,307 sq ft)	CONDOR ASSOCIATES LTD (t/a Castle Chambers Barristers)	5 years from 02/04/2009 (5)	£20,500	
Totals		562.97 sq m (6,060 sq ft)			£92,685	

(1) There is a tenant option to determine on 14th January 2014 on providing 3 months' prior written notice.

(2) There is a tenant option to determine on 10th July 2012 and 10th July 2013 on providing 3 months' prior written notice.

(3) The tenant's 3 year lease at a rent of £4,250 p.a. expired on 6th July 2011. A new lease is being negotiated and the tenant is occupying the property and paying rent under a tenancy at will until the completion of such lease.

(4) The seller does not have any information in relation to whether either of these reviews have been actioned.

(5) There is a tenant option to determine on 2nd April 2012 on providing 6 months' prior written notice.

For further details please contact:

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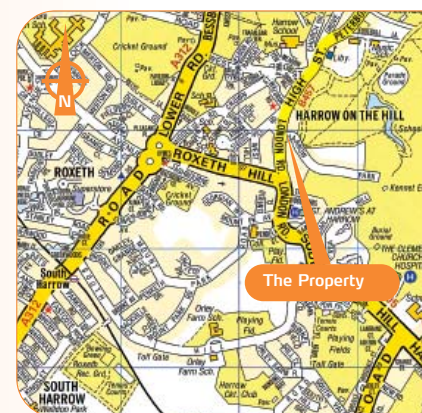
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