

## lot 12

Rent  
£92,900  
per annum  
exclusive

### 313 Station Road Harrow, Greater London HA1 2TA

Freehold Retail and Residential  
Investment

- Tenants include Albemarle & Bond Jewellers & Pawnbrokers Ltd and Timpson Ltd
- Prime pedestrianised town centre location
- Includes two self-contained residential flats
- Nearby occupiers include Burton Menswear, Tesco Express, Costa Coffee and Nando's Restaurant
- Six Week Completion Period Available





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#### Location

Miles: 8 miles south-east of Watford  
15 miles north-east of Slough  
16 miles north-west of Central London  
Roads: A40 (Western Avenue), M1, M25, M40  
Rail: Harrow-on-the-Hill Mainline Railway Station and Underground (Metropolitan Line)  
Air: London Heathrow Airport

#### Situation

Harrow is an affluent North-West London suburb and home to the historic Harrow Public School. The property is prominently situated in the heart of the town centre on the prime pedestrianised retail thoroughfare at the junction of St Anns Road and Station Road. Nearby occupiers include Burton Menswear, Tesco Express, Costa Coffee and Nando's Restaurant.

#### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement. A two room self-contained residential flat on the first floor and a five room self-contained maisonette on the second/third floors. The property benefits from separate access to the rear for the residential accommodation.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Basement	Ancillary	44.05 sq m	<b>ALBEMARLE &amp; BOND JEWELLERS &amp; PAWNBROKERS LIMITED (1)</b>	10 years from 25/07/2011 on a full repairing and insuring lease	£45,000	25/07/2016 (24/07/2021)
Ground	Retail	71.34 sq m				
Ground	Retail	22.80 sq m	<b>TIMPSON LIMITED (2)</b>	42 years from June 1970 on a full repairing and insuring lease (3)	£24,500	(06/2012)
First	Residential – 2 Room Flat	Not measured	<b>INDIVIDUAL</b>	1 year from 01/07/2012 until 30/06/2013 on an Assured Shorthold Tenancy (4)	£9,000	
Second/Third	Residential – 5 Room Flat	Not measured	<b>INDIVIDUAL</b>	1 year from 25/06/2012 until 24/06/2013 on an Assured Shorthold Tenancy (4)	£14,400	
<b>Total Commercial Floor Area</b>		<b>138.19 sq m (1,487 sq ft)</b>			<b>£92,900</b>	

- (1) For the year ending 30/06/2012, Albemarle & Bond Jewellers & Pawnbrokers Limited reported a turnover of £72,535,000, pre-tax profits of £14,655,000 and a total net worth of £24,205,000. (Source: www.riskdisk.com 20/02/2013)  
 (2) The current tenant is Sandymere Limited formerly Timpson Limited (Company No. 00323208) and a subsidiary of Timpson Group plc. For the year ending 1st October 2011, Sandymere Limited reported a net worth of £36,395,000 (Source: www.riskdisk.com 27/02/2013). The rent is currently being paid by Timpson Limited. For the year ending 1st October 2011, Timpson Limited reported a turnover of £101,721,000, pre-tax profits of £8,183,000 and a total net worth of £44,355,000. (Source: www.riskdisk.com 20/02/2013)  
 (3) As to the lease to Timpson Limited, the tenant is currently holding over.  
 (4) The tenancy Agreements provide for a mutual option to determine on 2 months notice.

#### For further details please contact:

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