

259 Station Road Harrow HA1 2TB

lot 3

Freehold Retail and Residential Investment

- Entirely let to Baleday Limited until 2025 (no breaks)
- Prominent position in Harrow Town Centre at junction with A409
- Fixed Rental Uplift in 2020
- Nearby occupiers include New Look, Debenhams, Subway and Specsavers

Rent
£30,847
per annum
exclusive
rising to
£35,243
p.a.x. in
2020



On behalf of
Joint LPA Receivers

Location

Miles: 8 miles south-east of Watford
15 miles north-east of Slough
16 miles north-west of Central London
Roads: A409, A40 (Western Avenue), M1, M25, M40
Rail: Harrow-on-the-Hill Mainline Railway Station and
Underground Station (Metropolitan Line)
Air: London Heathrow Airport

Situation

The property is prominently situated in the heart of Harrow Town Centre, an affluent North-West London suburb on the western side of Station Road at its junction with Sheepcote Road (A409) and in close proximity to the pedestrianised St Ann's Road and St Ann's Shopping Centre. Other nearby occupiers include New Look, Debenhams, Subway and Specsavers.

Description

The property comprises a ground floor retail unit with a two bedroom flat on the first and second floors accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. 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.	Review
Ground First/Second	Retail Residential – 2 Bed Flat	70.16 sq m –	(755 sq ft) (–)	BALEDAY LIMITED (1) (2)	13 years 5 months from 01/07/2012 until 31/11/2025 on a full repairing and insuring lease	£30,847	01/12/2020 (3)
Total Commercial Floor Area		70.16 sq m	(755 sq ft)			£30,847 rising to £35,243 in 2020	

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Praesepe is the UK's largest chain of adult gaming centres operating from a total of 170 adult gaming centres, bingo clubs and family entertainment centres in 100 towns and cities throughout Great Britain. (Source: www.cashinogaming.com 22/04/2014)

(2) The tenant is not currently occupying the commercial unit. The residential flat has been sublet to an individual.

(3) For the purposes of clarification, the current rent is £27,000 p.a.x. rising to £30,847 p.a.x. in December 2015 and £35,243 p.a.x. in December 2020. The Seller has agreed to adjust the completion monies so that the property effectively produces £30,847 p.a.x. from completion of the sale.

For further details please contact:

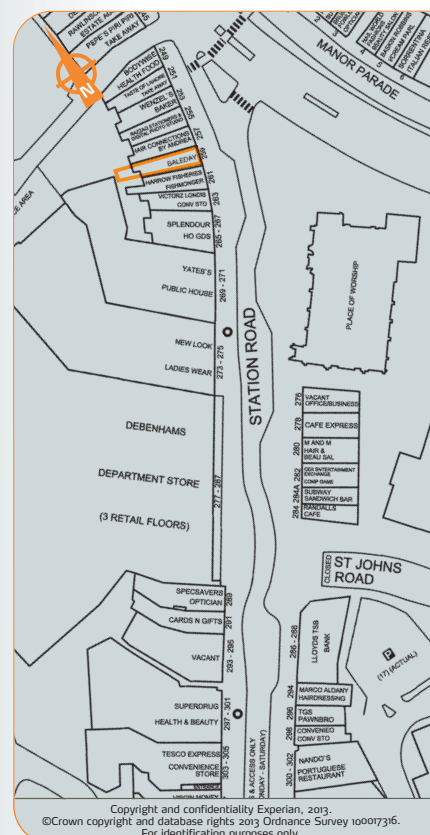
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