

lot 41

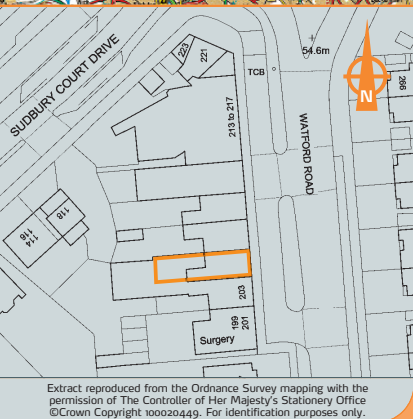
205/205A Watford Road Harrow, Greater London HA1 3UA

Rent
£39,000
per annum
exclusive

Freehold Retail and Residential Investment

- Entirely let to J & C Taverns Limited on a 20 year lease until 2033 (subject to options)
- Includes self-contained maisonette on the upper floors

- Popular and affluent north-west London suburb
- Nearby occupiers include Formula 1 Auto Centres and Costcutter



Location

Miles: 8 miles south-east of Watford
11 miles from Central London
Roads: A40, A404, A406, A409
Rail: Sudbury Hill Harrow Railway Station,
South Kenton Underground Station and
North Wembley Underground Station (Metropolitan Line)
Air: London Heathrow Airport, London City Airport,
London Luton Airport

Situation

The property is situated on the west side of Watford Road (A404) near its junction with East Lane (A4088), providing an important arterial route through north-west London from Paddington to Harrow.

Description

The property comprises ground floor retail accommodation currently used as a Bar and a self-contained maisonette on the upper floors. The maisonette is accessed separately from the front of the property. Nearby occupiers include Formula 1 Auto Centres, Costcutter and a range of other local occupiers.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	125.00 sq m (1,345 sq ft)	J & C TAVERNS LIMITED (t/a The Skelligs) (1) with personal guarantee	20 years from 14/11/2013 until 2033 on a full repairing and insuring lease (2)	£39,000	14/11/2018 14/11/2023 (13/11/2033)
First	Residential	Bedroom, lounge, kitchen, bathroom				
Second	Residential	2 bedrooms and shower room				
Total Commercial Floor Area		125.00 sq m (1,345 sq ft)			£39,000	

(1) J & C Taverns Limited were incorporated on 23rd August 2013.

(2) The lease provides for a tenant option to determine the lease on 14th November 2018, 2023 and 2028.

For further details please contact:

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Buyer's Legal Title Report

by Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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