

lot 14

Rent
£110,000
per annum
exclusive

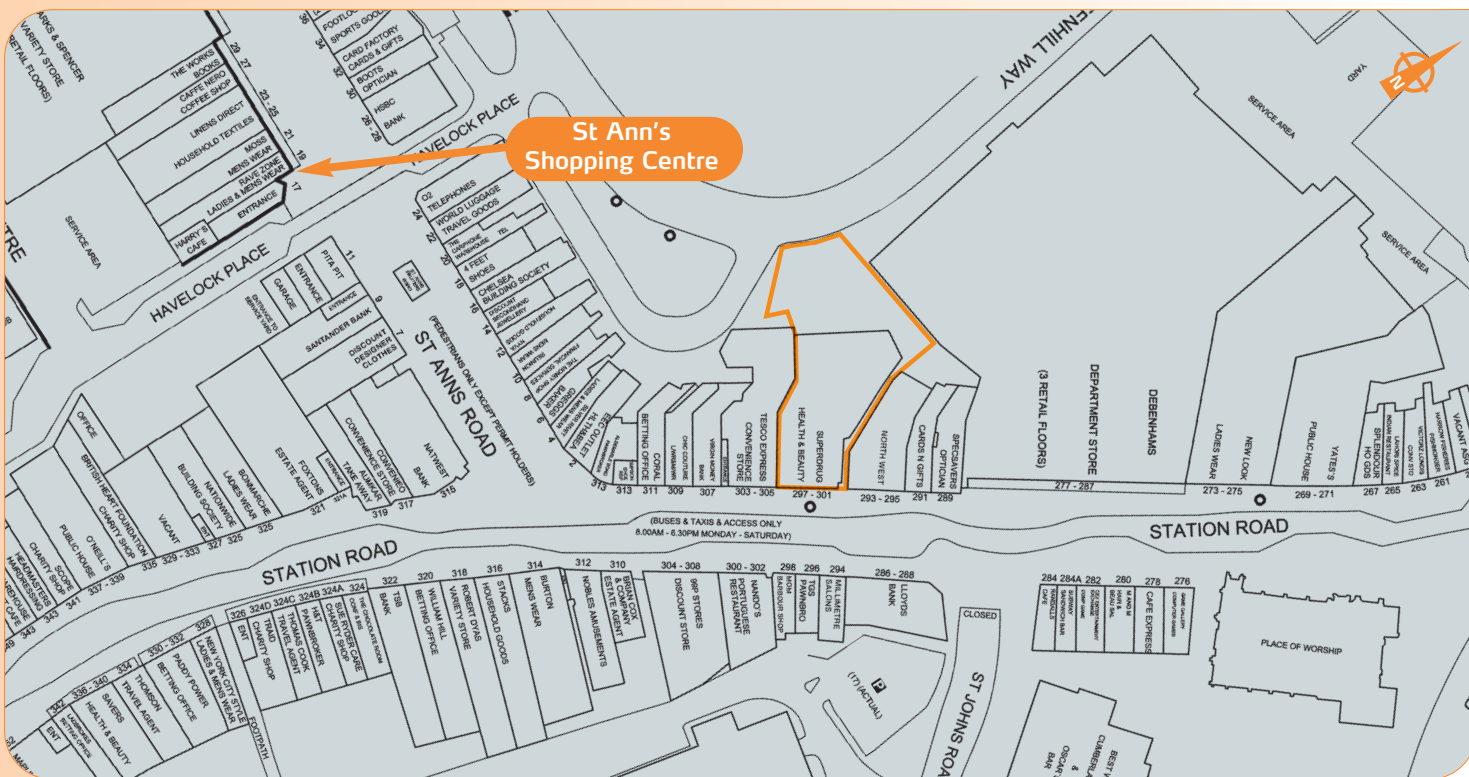
297-301 Station Road Harrow, Greater London HA1 2TA

Freehold Long Dated Retail Investment

- Let to Superdrug Stores PLC (on assignment from Next PLC) until 2095
- 80 Years Term Certain
- Affluent North-West London suburb

- Approximately 1,020.10 sq m (10,980 sq ft)
- Nearby occupiers include Tesco, Debenhams, New Look, Lloyds Bank and Nando's





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Location

Miles: 11 miles north-west of Central London
8 miles south-east of Watford
9 miles north-east of Uxbridge
Roads: A40 (Western Avenue), M1, M25, M40
Rail: Harrow-on-the-Hill Mainline Railway Station and Underground (Metropolitan Line)
Air: London Heathrow Airport, Luton Airport

Situation

Harrow is an affluent North-West London suburb. The property is situated in the heart of the town centre in close proximity to the pedestrianised St Ann's Road and St Ann's Shopping Centre. Other nearby occupiers include Tesco, Debenhams, New Look, Lloyds Bank and Nando's.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first and second floors. The property benefits from on-site parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	524.30 sq m (5,644 sq ft)	SUPERDRUG STORES PLC (1) On Assignment from Next PLC (2)	125 years from 15/05/1970 until 2095 on a full repairing and insuring lease	£110,000	01/01/2027 and 14 yearly (14/05/2095)
First	Ancillary	323.00 sq m (3,476 sq ft)				
Second	Ancillary	172.80 sq m (1,860 sq ft)				
Totals		1,020.10 sq m (10,980 sq ft)			£110,000	

(1) For the year ending 28/12/2012, Superdrug Stores PLC reported a turnover of £1,010,212,000, pre-tax profits of £28,982,000 and a total net worth of £122,235,000. (Source: www.riskdisk.com 25/03/2015)

(2) For the year ending 28/12/2012, Next PLC reported a turnover of £3,740,000,000, pre-tax profits of £695,200,000 and a total net worth of £241,900,000. (Source: www.riskdisk.com 25/03/2015)

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See: www.acuitus.co.uk for further details



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