

lot 19

72/74 St Ann's Road Harrow, Greater London HA1 1JX

Rent
£105,000
per annum
exclusive

- Let to JD Sports Fashion plc until 2024 (no breaks)
- Prime pedestrianised retail location directly opposite the major St Ann's Shopping Centre and 50 metres from the St George's Shopping Centre

- Affluent North-West London suburb
- Nearby occupiers include Costa Coffee, Next, Waterstones, Marks & Spencer, Holland & Barrett and The Body Shop



On behalf of
Joint LPA
Receivers

savills





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Location

Miles: 11 miles north-west of Central London
6 miles south-east of Watford
7½ 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

Situation

Harrow is an affluent North-West London suburb and is well known for the prestigious Harrow School. The property is situated in the heart of the town centre on the north side of the prime pedestrianised St Ann's Road, 50 metres from St George's Shopping Centre and opposite the entrance to the major 44 unit St Ann's Shopping Centre. Nearby occupiers include Costa Coffee, Next, Waterstones, Marks & Spencer, Holland & Barrett and The Body Shop.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The property benefits from rear access via Greenhill Way. The tenant also occupies the adjoining property which does not form part of the sale and has created internal access between the two properties. There is no access between the ground and first floors within the property.

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 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	Retail	182.75 sq m	JD SPORTS FASHION PLC (1)	10 years from 04/02/2014 until 2024	£105,000	04/02/2019 (2)
First	Ancillary	105.17 sq m				
Second	Ancillary	37.72 sq m				
Totals		325.64 sq m			£105,000	

- (1) JD Sports Fashion plc, incorporated in 1985, has long been established as the leading UK specialist multiple retailer of fashionable branded and own brand sports and casual wear. The JD Group now has well over 800 stores covering both sports and branded fashion (Source: www.jdplc.com 02/04/2015). For the year ending 1st February 2014, JD Sports Fashion plc reported a turnover of £1,330,578,000, pre-tax profits of £57,850,000 and a total net worth of £155,436,000. (Source: www.riskdisk.com 02/04/2015)
- (2) The lease is subject to an upward only rent review on 4th February 2019 with any uplift capped to a maximum of £121,723.78 per annum exclusive.

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