

lot 33

The Moon on the Hill, 373/375 Station Road Harrow, Greater London HA1 2AW

Rent
£82,500
per annum
exclusive

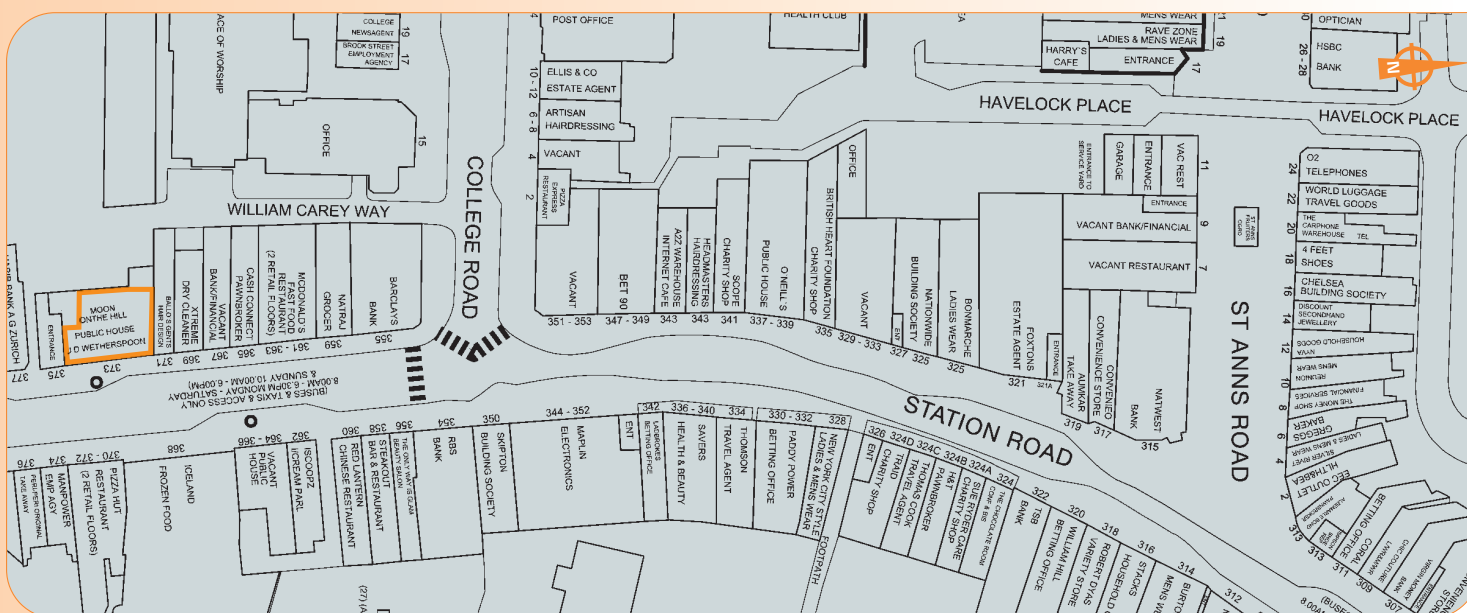
Virtual Freehold Public House
Investment

- Let to J D Wetherspoon plc until 2031 (subject to option)
- Neighbouring occupiers include McDonald's, Pizza Hut, Barclays Bank and the Royal Bank of Scotland
- Town centre location in affluent North-West London suburb



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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), M11, 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 and is well known for the prestigious Harrow School. The property is situated in the heart of the town centre on the west side of the busy part pedestrianised Station Road within the established leisure pitch. Nearby occupiers include McDonald's, Pizza Hut, Barclays, Royal Bank of Scotland, Iceland and Coral.

Description

The property comprises public house accommodation on the ground floor with ancillary accommodation in the basement and forms part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from 25th March 1998 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	33.50 sq m (361 sq ft)	J D WETHERSPOON PLC (1)	40 years from 15/02/1991 until 2031 on a full repairing and insuring lease	£82,500	15/02/2016 and 5 yearly
Ground	Public House	190.50 sq m (2,051 sq ft)				
Totals		224.00 sq m (2,412 sq ft)			£82,500	

- (1) For the year ending 27th July 2014, J D Wetherspoon plc reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £200,330,000. (Source: www.riskdisk.com 30/03/2015)
- (2) The tenant occupies the property by virtue of a 25 year lease from 15th February 1991 until 14th February 2016 and a reversionary lease from 15th February 2016 until 14th February 2031. The reversionary lease is subject to a tenant option to determine the lease on 15th February 2026.

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