

401 Kenton Lane Belmont Circle, Harrow, Middlesex HA3 8RZ

lot 30

Freehold Retail Investment with Vacant Residential Upper Floors

- Ground floor shop let until 2027 (no breaks)
- Self-contained four bedroom maisonette on upper floors, with potential to convert to two flats (subject to consents)

- Prominent roadside position just off the Belmont Circle
- Nearby occupiers include Domino's Pizza, Lloyds Pharmacy, Costa Coffee, Tesco and Ladbroke's

Rent
£15,250
per annum
exclusive
(with
vacant four
bedroom
maisonette)



Location

Miles: 12 miles north-west of Central London
6 miles south-east of Watford
9 miles north-east of Uxbridge
Roads: A409, A4006, A5 & M1 (Junction 1)
Rail: Harrow and Wealdstone Rail (Bakerloo Line)
Cannons Park Underground (Jubilee Line)
Air: London Heathrow Airport

Situation

The property is situated in the popular and affluent north-west London Borough of Harrow, on the southern side of Kenton Lane at its junction with the Belmont Circle roundabout. The property is situated a short walk away from Harrow and Wealdstone Rail (Bakerloo Line) and Cannons Park Underground Station (Jubilee Line) and provides strong transport links to London and the North, with the A5 and M1 to the west of the property. The property forms part of a popular circular parade of shops, with occupiers including Domino's Pizza, Lloyds Pharmacy, Costa Coffee, Tesco and Ladbroke's.

Description

The property comprises ground floor retail/ancillary (A5 use) accommodation and a self-contained four bedroom maisonette arranged over first and second floors. The maisonette is accessible from the service road at the rear of the property and provides potential to convert the maisonette into two separate flats (subject to consents).

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. Reviews
Ground	Retail/Ancillary (A5 use)	109.62 sq m (1,180 sq ft)	INDIVIDUAL (t/a Shivams)	15 years from 31/05/2012 until 30/05/2027 on a full repairing and insuring lease (1)	£15,250 31/05/2017 and 31/05/2022
First and Second	Residential/ 4 Bedrooms	97.08 sq m (1,045 sq ft)	VACANT POSSESSION (2)		
Totals		206.70 sq m (2,225 sq ft)			£15,250

(1) The lease is subject to a schedule of condition.

(2) The residential flat has recently been vacated and was occupied on an AST at £1,250 pcm (£15,000 p.a.)

For further details please contact:

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