

## lot 34

### 10-12 St Anns Road Harrow, London HA1 1LG

Rent  
£46,314  
per annum  
exclusive with  
330.90 sq m  
(3,562 sq ft)  
Vacant  
Possession (1)

#### Freehold Retail and Residential Investment

- Two Retail Units and Two Residential Flats
- Planning consent granted for an additional two residential flats
- Located on busy pedestrianised street in town centre
- Nearby occupiers include NatWest, Costa Coffee, Santander, Greggs, O2 and Burton Menswear

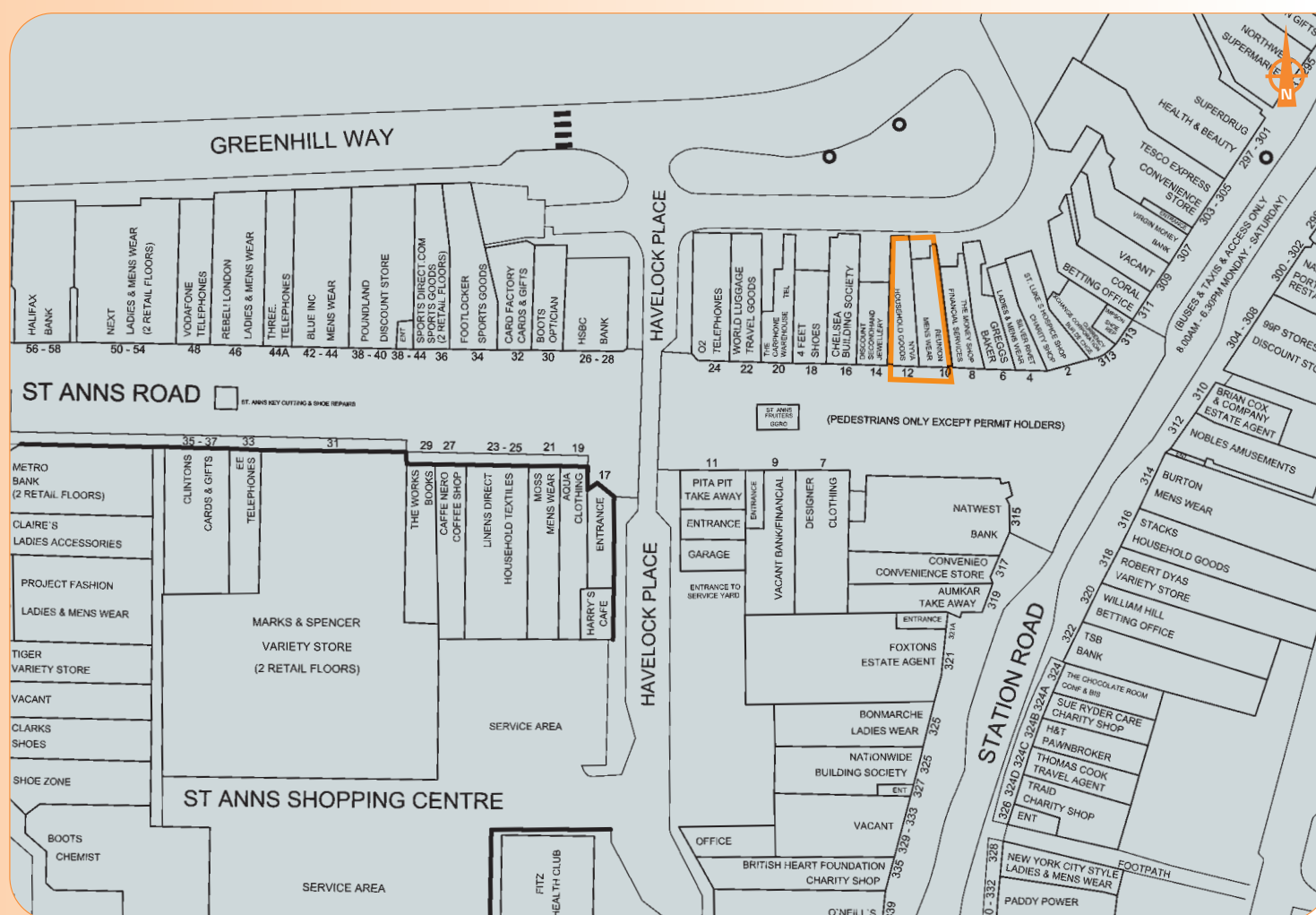
On behalf of Joint  
LPA Receivers





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#### Location

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

#### Situation

The property is situated in a prominent location on the northern side of the pedestrianised St Anns Road, Harrow's prime retailing thoroughfare close to St Anns Shopping Centre. Nearby occupiers include NatWest, Costa Coffee, Santander, Greggs, O2 and Burton Menswear.

#### Description

The property comprises two ground floor retail units with two residential flats over the second and third floors. The first floor accommodation has planning consent for two additional residential flats. Please refer to www.harrow.gov.uk for further information (ref: P/m8/14).

#### Tenure

Freehold.

#### VAT

VAT is applicable on this lot.

#### Six Week Completion

#### 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

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
10	Ground	Retail	104.32 sq m	(1,123 sq ft)	<b>VACANT POSSESSION (1)</b>			
12	Ground	Retail	92.90 sq m	(1,000 sq ft)	<b>ROUTE 9 LIMITED (t/a Nlyva)</b>	1 year from 04/12/2014 (1)	£32,100	03/12/2015 (2)
10 & 12	First	Retail (3)	150.78 sq m	(1,623 sq ft)	<b>VACANT POSSESSION</b>			
10a	Second	Residential	75.80 sq m	(816 sq ft)	<b>VACANT POSSESSION</b>			
10b	Third	Residential	75.80 sq m	(816 sq ft)	<b>INDIVIDUALS</b>	1 year from 12/06/2015	£14,214	11/06/2016
<b>Totals</b>			<b>499.60 sq m</b>	<b>(5,378 sq ft)</b>			<b>£46,314</b>	

(1) As to the occupancy of unit 10, please refer to the legal pack.

(2) The tenant of unit 12 is holding over.

(3) Planning consent has been granted for the change of use of the first floor from retail to two self-contained residential flats.

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acuitus.co.uk  
**www.acuitus.co.uk**

#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



#### Seller's Solicitors:

**Wedlake Bell LLP**  
52 Bedford Row, London WC1R 4LR.  
Tel: +44 (0)20 7395 3131.  
Email: cdexter@wedlakebell.com  
Ref: Chloe Dexter.