

lot 91

## 297 Harrow Road Wembley, Greater London HA9 6BD

Rent  
£53,900 per  
annum  
exclusive

Freehold Retail and Residential  
Investment

- Retail unit with three residential flats let on ASTs
- Prominent location on the busy Harrow Road

- Situated within walking distance of Wembley Stadium
- Nearby occupiers include Papa John's, William Hill, The Post Office and NHS Pharmacy.



### Location

Distance: 900 metres south of Wembley Stadium  
8 miles north-west of Central London

Roads: A40, A406, M1 (Junction 1)

Rail: Wembley Stadium Rail, Wembley Central Rail and Underground Station (Bakerloo Line)  
Wembley Park Underground Station (Metropolitan and Jubilee Line)

Air: Heathrow International Airport

### Situation

The property is situated in the popular and affluent north-west London Borough of Wembley, on the busy Harrow Road just 900 metres from Wembley Stadium. The property benefits from close proximity to Wembley Stadium Rail, Wembley Central Rail and Underground Station (Bakerloo Line), Wembley Park Underground

Station (Metropolitan and Jubilee Line) and provides strong transport links to London and the North, with the M1 (Junction 1) to the north-east of the property. Nearby occupiers include Papa John's, William Hill, The Post Office and NHS Pharmacy.

### Description

The property comprises a ground floor retail unit with two studio flats at first floor and a one bedroom flat at second floor.

### Tenure

Freehold.

### VAT

VAT is not applicable.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
297	Ground	Retail	127.36 sq m (1,370 sq ft)	<b>INDIVIDUAL</b> (t/a Eastern European Food & Wine)	20 years from 24/06/2010 until 23/06/2030	£21,500	24/06/2016, 24/06/2020, 24/06/2024 and 24/06/2028
297A Flat 1	First	Residential	One Studio Flat	<b>INDIVIDUAL</b>	AST for six months from 14/02/2015 (1)	£10,200 (2)	
297A Flat 2	First	Residential	One Studio Flat	<b>INDIVIDUAL</b>	AST for six months from 16/02/2015 (1)	£10,200 (2)	
297B	Second	Residential	One Bedroom Flat	<b>INDIVIDUAL</b>	AST for six months from 09/03/2015 (1)	£12,000 (2)	
<b>Total Commercial Area</b>			<b>127.36 sq m (1,370 sq ft)</b>			<b>£53,900</b>	

- (1) The tenant is holding over.  
(2) The rent has been annualised.

### For further details please contact:

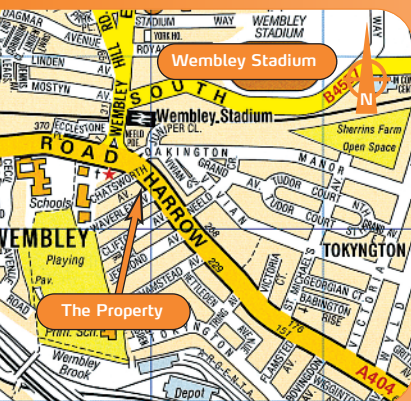
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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