

Lot 10

£27,000 per annum exclusive

316/316a Station Road, Harrow, Middlesex HA1 2DX Reversionary Freehold Retail and Residential Investment



Key Details

- Shop let on short term lease at low rent
- Shop let with mutual rolling break option from May 2018
- Plus separately accessed two bedroom flat above let on AST
- Opposite St Anns Road and close to St Anns Shopping Centre with occupiers including Marks & Spencer, Primark, Boots the Chemist, WHSmith and H&M
- Other nearby occupiers include Tesco Express, Debenhams, Sports Direct, Superdrug and Nando's
- Of interest to owner occupiers and investors with asset management opportunities
- Popular North West London retailing centre

Location

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

Situation

The property is situated in a prominent location on the eastern side of Station Road, at its junction with the pedestrianised St Anns Road, Harrow's prime retailing thoroughfare. St Anns Shopping Centre is about 100m to the west, with retailers including Marks & Spencer, Primark, Boots the Chemist, WHSmith and H&M. Other nearby occupiers include Tesco Express, Debenhams, Sports Direct, Superdrug and Nando's.

Description

The property comprises a well configured ground floor shop, with a separately accessed two bedroom flat on the first floor.

Tenure

Freehold.

VAT

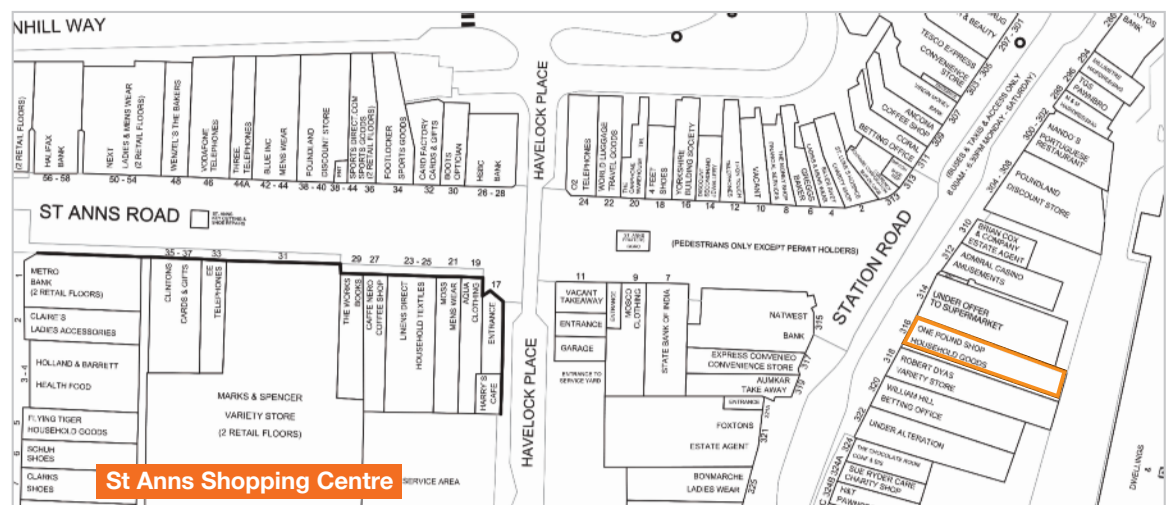
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary External store	217.86 sq m (2,345 sq ft) 18.58 sq m (200 sq ft)	FLASH RETAIL LIMITED t/a One Pound Shop	2 years from 16/11/2017 on a full repairing lease (1)	£20,400
First	Residential - Two bedroom flat with living room, kitchen and WC	-	(-) AN INDIVIDUAL	AST for a term of 6 months from 01/05/2015 at £550 pcm	£6,600 (2)
Total Commercial Area		236.43 sq m (2,545 sq ft)			£27,000

- (1) The lease provides a landlord and tenant option to determine at any time after 16th May 2018, subject to four weeks' notice. A rent deposit of £5,100 + VAT is held by the landlord. The lease is held outside the security of tenure provisions of the 1954 Landlord & Tenant Act.
(2) Annual Equivalent Rent.



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