

# Lot 52

£70,000 per annum  
exclusive

## 336-340 High Road, Harrow Weald, Greater London HA3 6HF

Freehold Retail and Residential Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	344.6 sq m	ADMIRAL LONDON LIMITED	15 years from 15/07/2005 on a full repairing and insuring lease (1)	£70,000	14/07/2020
First	Ancillary	31.4 sq m				
<b>Total</b>		<b>476 sq m</b>			<b>£70,000</b>	

(1) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954.

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### Key Details

- Let to Admiral London Limited
- Residential redevelopment potential (subject to consents)
- Prominent position adjacent to Waitrose
- Neighbouring occupiers include Iceland, Subway and William Hill

### Location

**Miles:** 2 miles north of Harrow town centre  
13 miles north-west of Central London  
**Roads:** A409, A41, M1 (Junction 4)  
**Rail:** Headstone Lane Overground,  
Harrow and Wealdstone Underground  
**Air:** Heathrow Airport  
Luton Airport  
London City Airport

### Situation

Harrow Weald is approximately 2 miles north of Harrow town centre. The property is prominently located on the east side of the busy High Road (A409). Neighbouring occupiers include Waitrose, Iceland, Subway and William Hill.

### Description

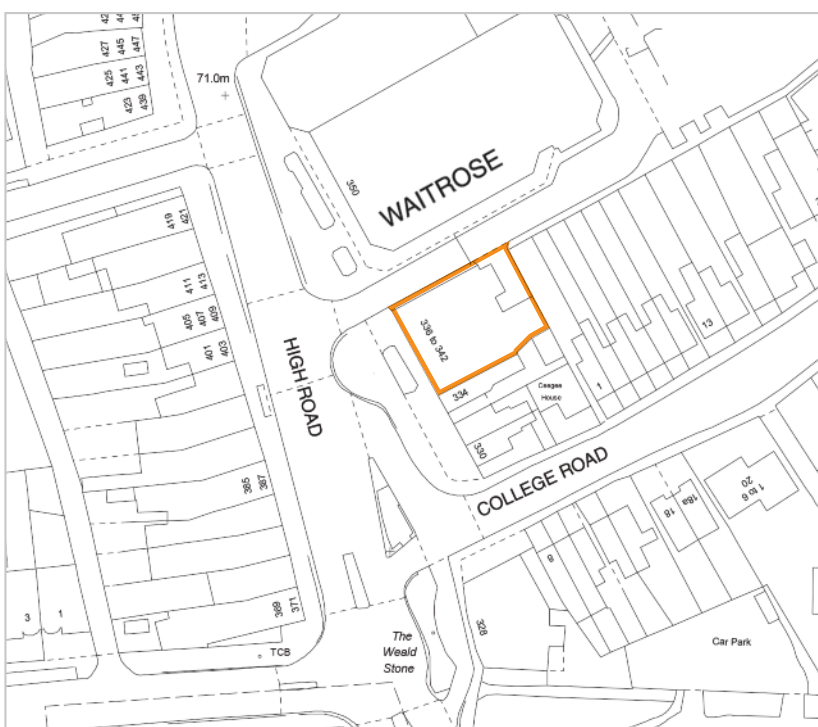
The property comprises a triple fronted retail unit with ground floor retail accommodation and first floor ancillary accommodation. The property benefits from a regular and level site with a rear yard and may be suitable for residential redevelopment (subject to consents).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



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