

Lot 10

£84,200 (3) per annum
exclusive

2 St Anns Road, Harrow, London HA1 1LG

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Review/ (Reversion)
Ground Basement (1)	Retail Storage	104.42 sq m	(1,124 sq ft)	ST LUKE'S HOSPICE (HARROW & BRENT) CHARITY SHOPS LIMITED (2)	10 years from 04/11/2014	£50,000	04/11/2019 (03/11/2024)
First – Flat 2A	1 Bedroom Flat	57.47 sq m	(618 sq ft)	INDIVIDUAL	1 year AST from 23/03/2019	£10,800	
Second – Flat 2B	1 Bedroom Flat	55.16 sq m	(594 sq ft)	INDIVIDUAL	1 year AST from 28/02/2019 (3)	£12,000 (3)	
Third – Flat 2C	1 Bedroom Flat	46.90 sq m	(505 sq ft)	INDIVIDUAL	1 year AST from 21/09/2019	£11,400	
Totals		315.84 sq m	(3,399 sq ft)			£84,200 (3)	

- (1) The basement is accessed via a hatch and is not currently being used by the tenant.
 (2) St Luke's Hospice (Harrow & Brent) Charity Shops Limited was incorporated in 1989 and has 19 shops across Harrow and Brent (Source: stlukes-hospice.org 14/11/2019).
 (3) As to Flat 2B, the current rent reserved under the tenancy is £11,700 per annum exclusive. The tenants have signed a further tenancy for 12 months from 28/02/2020 to 27/02/2021 at a rent of £12,000 per annum exclusive.

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Key Details

- Part let to St Luke's Hospice (Harrow & Brent) Charity Shops Ltd until 2024 (No Breaks)
- Includes 3 self-contained residential flats
- First time on the market for 25 years
- Busy pedestrianised town centre location
- Neighbouring occupiers include NatWest, Caffè Nero, HSBC, Boots, Tesco Express, O2 and Moss Bros

Location

- Miles:** 16 miles north-west of Central London
 8 miles south-east of Watford
 3 miles north of Wembley
- Roads:** A40 (Western Avenue), M1, M25, M40
- Rail:** Harrow-on-the-Hill Mainline Railway Station and Underground (Metropolitan Line)
- Air:** London Heathrow Airport
 London Luton 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. Neighbouring occupiers include NatWest, Caffè Nero, HSBC, Boots, Tesco Express, O2 and Moss Bros.

Description

The property comprises ground floor retail accommodation with basement storage accommodation accessed via a hatch and three self-contained residential flats on the first, second and third floors. The flats are accessed separately from the rear of the property via Greenhill Way.

Tenure

Freehold.

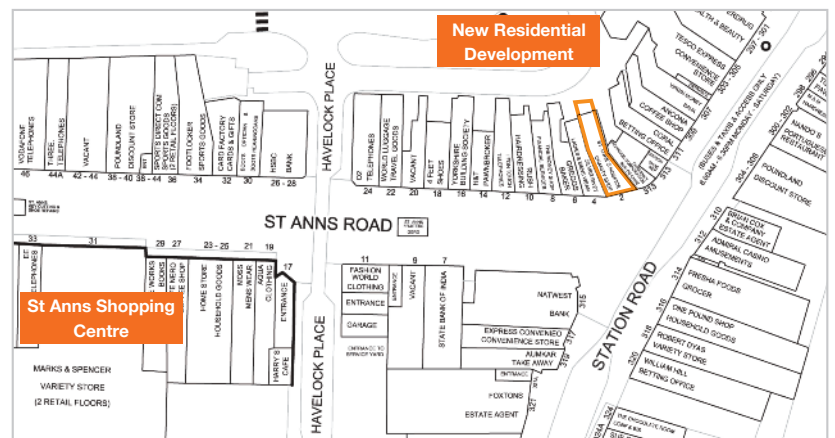
VAT

VAT is not applicable to this lot.

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