

# Lot 13

£80,900 per annum exclusive

313 Station Road,  
**Harrow, London HA1 2TA**  
Freehold Retail and Residential Investment



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)	
Ground	Retail	71.34 sq m (768 sq ft)	CURRENCY EXCHANGE CORPORATION LIMITED (1)	15 years from 06/10/2014	£35,000	05/10/2019 05/10/2024 (05/10/2029)	
Basement	Ancillary	44.05 sq m (474 sq ft)					
Ground	Retail	22.80 sq m (245 sq ft)	TIMPSON LIMITED (2)	10 years from 28/10/2016 (3)	£18,000	28/10/2021 (27/10/2026)	
First	Flat 313A 2 Room Flat	Not measured	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 22/03/2020	£11,700		
Second and third	Flat 313B 5 Room Flat	Not measured	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 08/02/2020	£16,200		
<b>Total Commercial Area</b>					<b>138.20 sq m (1,487 sq ft)</b>	<b>£80,900</b>	

- (1) For the year ending 30th December 2018, Currency Exchange Corporation Limited reported a turnover of £8,217,363, pre-tax profits of £2,418,618 and a total net worth of £7,019,222 (Source: Experian Group 28/02/2020).
- (2) For the year ending 29th September 2018, Timpson Limited reported a turnover of £164,229,000, pre-tax profits of £5,718,000 and a total net worth of £54,227,000 (Source: Experian Group 28/02/2020).
- (3) The lease provides for a tenant option to determine on 28/09/2021. Timpson has occupied the property since at least June 1970 (50 years).



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### Key Details

- In the same ownership for almost 20 years
- Tenants include Currency Exchange Corporation Limited and Timpson Limited
- Timpson in occupation for 50 years
- Town centre location
- Includes two self-contained residential flats
- 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

Harrow is an affluent and popular North West London suburb. The property is situated in a prominent location on the west side of Station 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 2 retail units with retail accommodation on the ground floor and ancillary accommodation in the basement. There is a two room self-contained residential flat on the first floor and a five room self-contained maisonette on the second and third floors. The flats are accessed separately from the rear of the property via Greenhill Way.

### Tenure

Freehold.

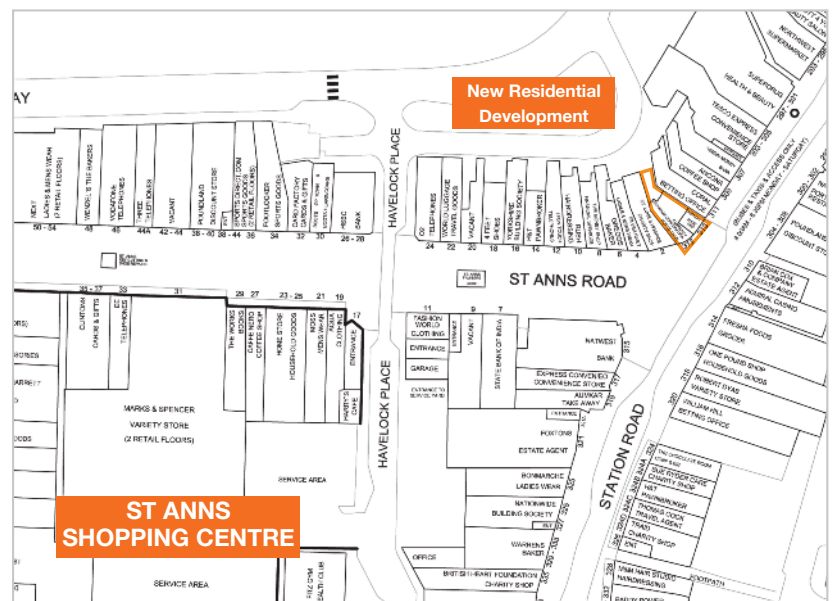
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



**Seller's Solicitors: TWM Solicitors LLP**  
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