

Lot 24

£120,000 per annum
exclusive

Waterstones, 60-62 St Anns Road,
Harrow, London HA1 1JX
Freehold Retail Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|-----------|----------------------|----------------------|-------------|------------------------------|-----------------|------------|
| Ground | Retail | 213 sq m | (2,291 sq ft) | WATERSTONES | 10 years from | £120,000 | 18/06/2024 |
| First | Retail | 196 sq m | (2,108 sq ft) | BOOKSELLERS | 19/06/2014 on a full | | |
| Second | Ancillary | 207 sq m | (2,233 sq ft) | LIMITED (1) | repairing and insuring lease | | |
| Total | | 616 sq m | (6,632 sq ft) | | | £120,000 | |

(1) For the year ending 27th April 2019, Waterstones Booksellers Limited reported a turnover of £392,776,000, pre-tax profits of £27,702,000 and a total net worth of £39,508,000 (Source: Experian Group 21/2/2020).

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Key Details

- Let to Waterstones Booksellers Limited
- Prime retail position opposite the entrance to St Anns Shopping Centre
- VAT-free investment
- Neighbouring occupiers include Santander, Halifax, Holland & Barrett, Costa, Pret a Manger, Primark, M&S and EE

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 prime retailing position on the north side of the busy and pedestrianised St Anns Road, directly opposite the entrance to St Anns Shopping Centre and approximately 100 metres from St George's Shopping Centre. Neighbouring occupiers include Santander, Halifax, Holland & Barrett, Costa, Pret a Manger, Primark, M&S and EE.

Description

The property comprises ground floor and first floor retail accommodation with second floor ancillary accommodation. The property benefits from a customer lift between the ground and first floors and rear servicing access via Greenhill Way.

Tenure

Freehold.

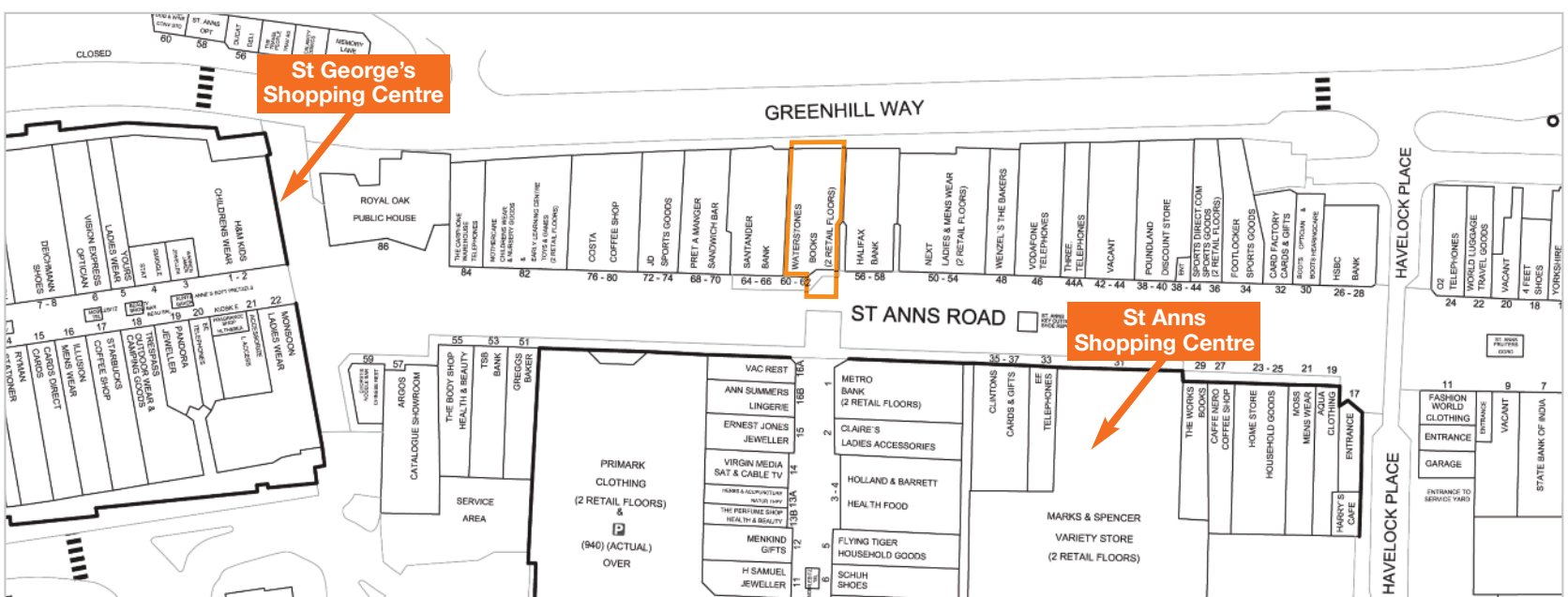
VAT

VAT is not applicable to this lot.

Eight Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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