

Lot 20

£24,000 Per Annum
Exclusive with a
maisonette to be let

185 Streatfield Road, Kenton, Harrow,
London, HA3 9DA

Freehold Funeral Directors and Residential Investment



Key Details

- Shop let To Funeral Partners Limited on a new 15 year lease until 2035
- No Breaks
- Includes a 4 room Maisonette offered with Vacant possession
- VAT free investment
- Popular and Busy North west London location

Location

Miles: 8 Miles North West of Londons West End
1.5 mile West of Edgware
1.5 miles east of Harrow Town Centre
3 miles north of Wembley

Roads: A4140, A406 North Circular Road, M1, M25

Rail: Queens Underground Station (Jubilee Line)

Air: London Heathrow, London Luton, London Stansted

Situation

The property is prominently situated on the north side of Streatfield road in a busy commercial neighbourhood with major occupiers including Londis, William Hill, Betfred, Haart Estate Agents and an eclectic mix of local commercial occupiers.

Description

The property comprises an attractive mid terrace mixed use building comprising Retail accommodation on the ground floor and a self-contained 4 room maisonette on the first and second floors. The property benefits from a rear yard with car parking. The maisonette has a separate entrance from the rear and the retail unit also benefits from rear access. The maisonette may be suitable to be converted to two flats, subject to consents.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

available from the legal pack at acuitus.co.uk

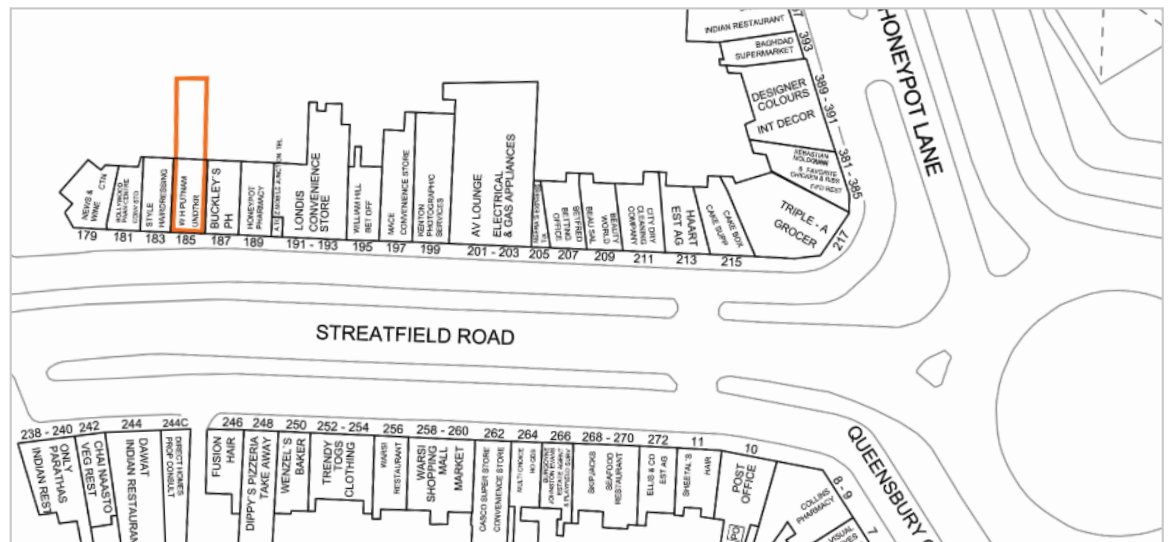
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	70.50 sq m (759 sq ft)	FUNERAL PARTNERS LIMITED (1)	15 years from completion	£24,000	2025 and 5 yearly
First and Second	Residential	4 room maisonette	VACANT POSSESSION			

Total Approximate

Commercial Floor Area 70.50 sq m (759 sq ft) £24,000

- (1) For the year ending 30th September 2018, Funeral Partners Limited reported a Turnover of £40,250,000, pre tax profits of £4,196,000 and a Shareholder funds of £29,396,000 (Source:Experian Smartsearch 28/04/2020).
- (2) The lease provides for a fixed increase in the rent to £26,000 p.a.x. on the 5th anniversary of the term.



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