

Lot 8

£48,000 Per Annum
Exclusive plus 380.80 sq m
(4,097 sq ft) of vacant
accommodation to be let.

82-84 St Anns Road,
Harrow, London HA1 1JX

Freehold Retail Investment with Residential Development Potential



Tenancy and accommodation

Lot 8

£48,000 Per Annum
Exclusive plus 380.80 sq m
(4,097 sq ft) of vacant
accommodation to be let.

Key Details

- Substantial modern building comprising two extensive retail units capable of further subdivision
- Approximately 1,271.90 sq m (13,685 sq ft) with the upper floors comprising 848 sq m (9,133 sq ft)
- Prime retail position between St George and St Anns Shopping Centres
- Residential development potential on upper floors (subject to consents)
- Recent interest from potential tenants including Footlocker and Skipton Building Society (2) (3)
- Neighbouring occupiers include Starbucks, Greggs, TSB Bank, Santander, Costa, Pret a Manger and Primark

On behalf of a major Asset Manager

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 between St George and St Anns Shopping Centres, approximately 300 metres from Harrow-on-the-Hill Railway Station (Underground & Network Rail). Neighbouring occupiers include Starbucks, Greggs, TSB Bank, Santander, Costa, Pret a Manger and Primark.

Description

The property currently comprises two substantial ground floor retail units with two extensive upper floors. Unit 82 is a substantial retail unit capable of further subdivision. Previous tenants have traded from parts of the upper floors in addition to the ground floor. The property benefits from 24.5 metre (80 feet) frontages and access to the rear from Greenhill Way, providing an opportunity for residential conversion on the upper floors (Subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Four Week Completion

Energy Performance Certificate

See legal pack.

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
82	Ground	Retail	316.10 sq m	(3,401 sq ft)	HOME	1 year from	£48,000	17/09/2021 (1)
	First	Retail	276.10 sq m	(2,971 sq ft)	WAREHOUSE	18/09/2020		
	Second	Ancillary	298.90 sq m	(3,216 sq ft)	CENTRE t/a Home Store (2)			
84	Ground	Retail	107.00 sq m	(1,151 sq ft)	VACANT			
	First	Ancillary	114.60 sq m	(1,233 sq ft)	POSSESSION (3)			
	Second	Ancillary	107.50 sq m	(1,157 sq ft)				
	Loft	Storage	51.70 sq m	(556 sq ft)				
Totals			1,271.90 sq m	(13,685 sq ft)			£48,000 with vacant shop to be let	

- (1) The tenant has a rolling option to determine the lease upon giving 1 months' notice.
- (2) As to unit 82, the current owner has considered subdividing unit 82 into two units, 82A and 82B. In relation to 82B (a proposed unit comprising ground floor of approximately 183.66 sq m (1,977 sq ft) and a first floor of approximately 178.46 sq m (1,921 sq ft) Freedom Sportsline Limited t/a Footlocker have expressed an interest in taking a lease at an average rent of £83,000 p.a.x. over the proposed term, subject to incentives. Full information is available in the legal pack.
- (3) As to unit 84, Skipton building society have expressed an interest in taking a lease at an average rent of £57,000 p.a.x. over the proposed term, subject to incentives. Full information is available in the legal pack.



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