

**Lot 9, 288-306 High Street, Harlington, London,  
Middlesex UB3 5DU**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Unbroken Freehold Retail & Residential Parade with Development Potential (subject to consents)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Unbroken Freehold Retail & Residential Parade with Development Potential (subject to consents)

- Unbroken Freehold Retail & Residential Parade - 5 Shops, 5 x 3 Bed Maisonettes & 9 Garages
- Fully Let Investment
- Service Yard at the Rear with Development Potential (subject to consents)
- In Same Ownership Since 1982
- Predominately Residential London Suburb very close to Heathrow Airport
- VAT-Free Investment

#### Auction

17/Feb/2022

#### Lot

9

#### Status

Available

#### Rent

£127,370 per Annum Exclusive

#### Auction Venue

Live Streamed Auction

#### Sector

High Street Retail/Residential

On Behalf of Trustees

#### Location

**Miles** 3.5 miles north west of Hounslow, 3.5 miles south west of Southall & 13 miles west of Central London.

**Roads** A4,A437,M4,M25

**Rail** Hayes & Harlington

**Air** Heathrow (2 miles)

#### Situation

Harlington is a predominantly residential suburb located 13 miles west of Central London, 3.5 miles north west of Hounslow and 3.5 miles south west of Southall. Harlington is situated midway between the M4 & A4, with the M25, 3 miles to the west. The property is located on High Street (A437) close to its junction with Providence Lane. High Street (A437) connects to Hayes Town Centre 1.5 miles to the north east. Heathrow Airport is situated 2 miles to the south.

#### Tenure

Freehold.

#### Description

The property comprises five ground floor shops with 5 x three bed maisonettes on first & second floors. The flats are separately accessed from the rear. The property also includes 9 garages and a service yard to the rear, offering development potential.

#### VAT

VAT is not applicable to this lot.

#### Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions and the current tenancies. Interested Parties are referred to Hillingdon London Council - [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk) - 01895 250230

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### Tenancy & Accommodation

Floor	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Rent Review
288	Ground	Retail	52.95 sq m (570 sq ft)	LADBROKES BETTING & GAMING LIMITED (1)	10 years from 20/04/2018 (2)	£13,750	20/04/2023
290	First & Second	Residential	3 bedroom split level maisonette with kitchen, bathroom and reception room.	INDIVIDUAL	AST 1 year from 19/11/2021, expiring on 18/11/2022	£12,900	
292 & 294	Ground First & Second	Retail Residential	53.60 sq m (577 sq ft) 3 bedroom split level maisonette with kitchen, bathroom and reception room.	INDIVIDUAL t/a Swans Chinese	15 years from 09/05/2015, expiring on 08/05/2030	£22,000	09/05/2020 & 09/05/2025
296 & 298	Ground First & Second Garages	Retail Residential	49.05 sq m (528 sq ft) 3 bedroom split level maisonette with kitchen, bathroom and reception room. 9 Garages	INDIVIDUAL t/a Trimex Food & Wine	15 years from 09/05/2015, expiring on 08/05/2030	£24,500	09/05/2025
300	Ground	Retail	53.20 sq m (573 sq ft)	INDIVIDUAL t/a Flying Egg Cafe	15 years from 11/08/2016, expiring on 10/08/2031 (3)	£13,500	11/08/2026
302	First & Second	Residential	3 bedroom split level maisonette with kitchen, bathroom and reception room.	INDIVIDUALS	AST 1 year from 18/12/2021, expiring on 17/12/2022	£13,200	
304	Ground	Retail	50.45 sq m (543 sq ft)	INDIVIDUAL t/a Prime Street Estate Agents	Approx 10 years from 05/02/2020, expiring on 08/05/2030	£14,500	22/11/2023
306	First & Second	Residential	3 bedroom split level maisonette with kitchen, bathroom and reception room.	INDIVIDUALS	AST 1 year from 20/12/2021, expiring on 19/12/2022	£13,020	
<b>Total Commercial Area</b>			<b>259.25 sq m (2,791 sq ft) plus 5 x 3 Bed Maisonettes &amp; 9 Garages</b>			<b>£127,370</b>	

(1) Ladbrokes is a market leader in retail bookmaking in the UK, Ireland, Belgium and Spain where it operates a combined total of more than 2,700 betting shops. (Source : Ladbrokes.com)

(2) The lease provides for a tenant option to determine on 19/04/2023

(3) The lease provides for a tenant option to determine on 11/08/2026

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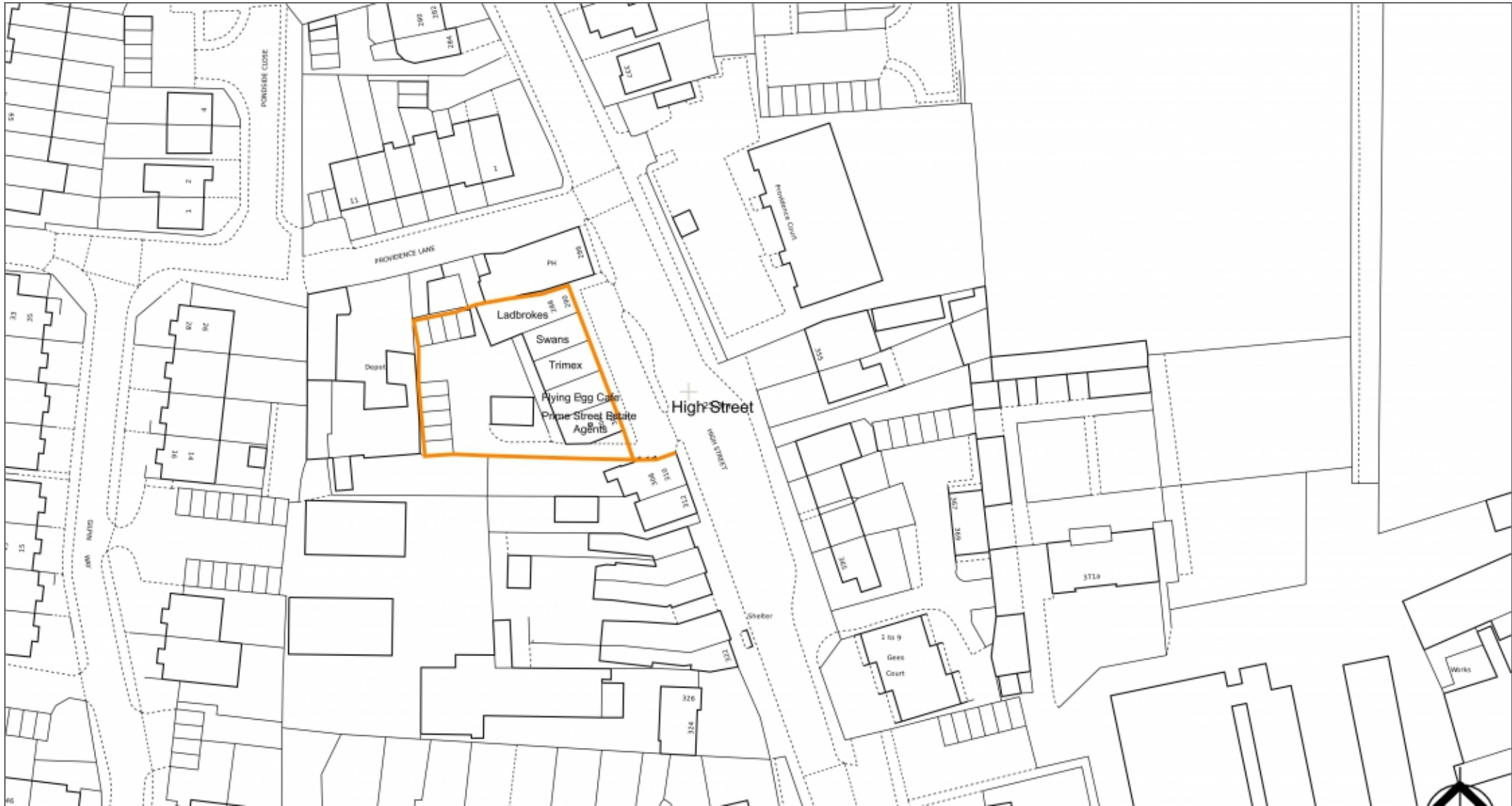


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## Contacts

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