

LOT  
B

278 Station Road, Harrow,  
Middlesex HA1 2EA

Guide Price £500,000

FREEHOLD FOR SALE BY PUBLIC AUCTION  
THURSDAY 25TH OCTOBER 2012 AT 1 PM  
(UNLESS SOLD PRIOR)  
AT THE RADISSON BLU PORTMAN HOTEL,  
22 PORTMAN SQUARE, LONDON W1H 7BG

6 WEEK COMPLETION



#### SITUATION

Located close to the junction with St John's Road in the town centre, directly opposite **Debenhams Department Store** and amongst such multiple retailers including **New Look**, **Tesco Express**, **Coral**, **Greggs**, **Subway**, **Nando's**, **Yates's**, **Specsavers** and **Superdrug**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

#### PROPERTY

A mid terraced building comprising a **Ground Floor Café/Restaurant** with internal and separate rear access to **Ancillary Accommodation** on the first and second floors. In addition, the property benefits from use of a rear service road and rear parking for 2 cars.

#### ACCOMMODATION

##### Ground Floor Café/Restaurant

Gross Frontage 21'0" Internal Width 19'10" (max)  
Shop Depth 39'9" Built Depth 45'11"

##### First Floor Ancillary

3 Rooms Area Approx 445 sq ft  
Plus Customer WCs

##### Second Floor Ancillary

1 Room & Kitchen Area Approx 170 sq ft  
Plus Shower/WC

VAT is payable in respect of this Lot

FREEHOLD

#### VENDOR'S SOLICITORS

Malcolm Dear Whitfield Evans LLP – Tel: 020 8907 4366  
Ref: N. Evans, Esq – Email: n.evans@mdwe-law.com

#### TENANCY

The entire property is let on a full repairing and insuring lease to **Messrs A., F. and T. A. Izzet** as a **café/restaurant** for a term of 15 years from 25th December 2011 (**See Note**) at a current rent of **£43,000 per annum** exclusive **rising by £500 p.a. until December 2016** and then by **£750 p.a. until December 2021**.

#### Rent Review December 2021

**Note: This is a renewal of a lease and the tenant has been in occupation for 22 years.**



Auctioneers  
**Barnett  
Ross**  
Chartered Surveyors

Brook Point 1412 High Road, Whetstone, London N20 9BH  
Tel: 020 8492 9449 Fax: 020 8492 7373 Ref: JB/SG

General Conditions and Memorandum  
As per Barnett Ross Catalogue 25th October 2012  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £275 (including VAT) upon exchange of contracts