

LOT 13

508/508a Kenton Lane,
Belmont Circle, Harrow,
Middlesex HA3 8RD

*Reserve below
£375,000
6 WEEK COMPLETION



SITUATION

Located close to the junction with Belmont Circle Roundabout and forming part of a well established retail parade being amongst such multiple retailers as **Costa Coffee, Tesco Express, Lloyds Pharmacy** and **William Hill**. In addition, there is a public car park to the rear. Harrow lies approximately 13 miles north-west of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 508 (Ground Floor Shop)	Gross Frontage 21'4" Internal Width (max) 20'0" Shop Depth 25'0" Built Depth 32'0" WC	AMG Healthcare Ltd (see Note) (Pharmacy having 23 branches) (T/O for Y/E 31/3/15 £11.3m, Pre-Tax Profit £114,000 and Shareholders' Funds £11.13m)	10 years from 16th September 2014	£13,000	FRI Rent Review & Tenant's Break 2019. Note: The lease has recently been assigned to AMG Healthcare Ltd who have sublet to CCR Insurance Brokers Ltd.
No. 508a (First & Second Floor Maisonette)	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 26th June 2015	£15,600	AST £1,950 Rent Deposit held.
TOTAL				£28,600	

£28,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts