



SITUATION

Located at 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

A mid terrace building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Maisonette** on the first and second floors.

ACCOMMODATION

No. 498 – Ground Floor Restaurant

Gross Frontage	28'1"
Internal Width	26'0" (max)
Restaurant Depth	36'6"
Built Depth	57'10"
WC	

No. 498a – First & Second Floor Maisonette (See Note)

1st Floor: 4 Rooms, Bathroom, sep. WC
2nd Floor: 3 Rooms, Kitchen, sep. WC
(GIA Approx. 1,100 sq ft)

Note: There is potential to convert the maisonette into 2 Flats.

£26,950 per annum

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K. M. L. Wong as a Chinese Restaurant** for a term of 20 years from 4th February 2002 at a current rent of **£26,950 per annum** exclusive.

Rent Review & Tenant's Break 2017



VENDOR'S SOLICITORS

Macroy Ward – Tel: 020 8440 3258
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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