



SITUATION

Prominently positioned on the corner with Oxford Road in this well established retail parade amongst a variety of independent traders less than ½ a mile from Harrow Town Centre. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of Central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to **3 Self-Contained Flats** planned on the first and second floors. In addition the property includes a **Front Forecourt** for parking 2 cars and a **Rear Hardstanding Area** for additional parking.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Return Frontage Internal Width Shop Depth Built Depth WC	A. K. Rahimi (Butchers and Grocery Store)	15 years from 19th January 2010	£14,000	FRI Rent Review Jan 2020 (not actioned). See Note 2.
First & Second Floors plus Rear Hardstanding Area	3 Flats – Not inspected	Newdene Developments (Harrow) Limited	125 years from 1st April 1991	£50	FRI
				Total: £14,050	

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Following a fire two years ago the entire 2nd floor plus roof was rebuilt and the remainder of the building was totally refurbished internally.

Note 2: The ground floor shop Tenant has not recommenced trading yet as he is awaiting the installation of a water heater and because of this he has not settled the March or June 2020 Quarters rent yet. However, there will be no arrears charged to the purchaser at completion.

£14,050 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

HCB Park Woodfine LLP
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**