

# Lot 2

278–282 High Road, Harrow Weald,  
Middlesex HA3 7BB

**\*Guide: £80,000**

Gross Yield 9.7%  
In the same ownership for over 42 years  
6 week completion



## SITUATION

Located close to the junction with Weald Lane within this popular mixed commercial and residential suburb being only a few minutes walk from the main multiple shopping facilities in both Harrow Weald and Wealdstone. The area is well served by a variety of bus routes and Harrow & Wealdstone Station (Bakerloo & Main Line) is less than 1 mile away. In addition, Harrow Town Centre is only 2 miles to the south.

Harrow Weald lies approx. 13 miles north-west of central London.

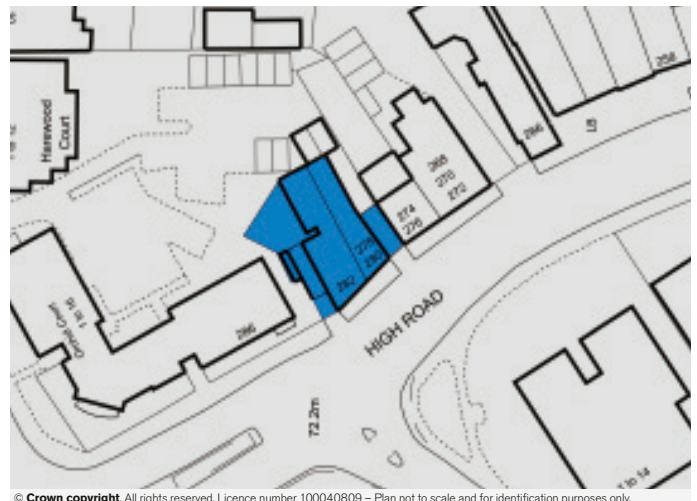
## PROPERTY

Forming part of a parade comprising **2 Ground Floor Shops** and **6 Self-Contained Flats** at part ground, first and second floor levels. In addition, the property includes a **Yard**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.

**£7,720** per annum **plus**  
**2 Valuable Reversions**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

HCB

Tel: 020 8907 4366 Ref: Sepideh Doostgharin

Email: sepidehdoostgharin@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 280 & 282a (Shop, 3 Flats & Yard)	<b>No. 280 – Ground Floor Shop<sup>1</sup></b> <b>No. 282a – Converted into 3 Flats<sup>1</sup></b> <b>Yard</b>		<b>Individual (All sub-let)</b>	999 years from 29 September 1998	Peppercorn	FRI
No. 282 (Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	16'8" 14'0" 22'8" 34'0"	<b>A. Azimian-Ghasbeh (t/a Honey's Hair &amp; Nails) (Hair Salon)</b>	10 years from 20th January 2022 <b>(renewal of a previous lease – in occupation since 2012)</b>	£7,500	FRI <b>Tenant's Break 2027</b>
No. 282b (Flat)	2 Bed Flat <sup>1</sup>		<b>Individual(s)</b>	99 years from 5th April 1984	£60 <b>(rising to £90 p.a. in 2050)</b>	FRI <b>Valuable Reversion in approx. 58¼ years.</b>
No. 282c (Flat)	2 Bed Flat <sup>1</sup>		<b>Individual(s)</b>	99 years from 1st September 1983	£60 <b>(rising to £90 p.a. in 2049)</b>	FRI <b>Valuable Reversion in approx. 57¼ years.</b>
No. 278 (1st & 2nd floor Flat above No. 280)	Not inspected.		<b>Individual(s)</b>	144 years from 1st September 1983	£100	FRI Lease extended in 2002.
<sup>1</sup> Not inspected by Barnett Ross.					<b>Total: £7,720</b>	