

# Lot 4

215 & 215a Kenton Road and  
35 & 36 Drayton Way, Kenton,  
Harrow, Middlesex HA3 0HD

**\*Guide: £450,000+**

In same ownership for over 60 years.  
Restaurant & 2 Flats (1 let on AST & 1 on long lease).  
Gross Yield 9.2%



## SITUATION

Located close to the junction with Upton Gardens in the heart of this well-established retail thoroughfare nearby multiples such as **Coral, Medivet, RSPCA** and **St Luke's Hospice** and a wide variety of independent retailers, restaurants, cafés and take-aways.

The property is approximately 350 yards from Kenton Station (Bakerloo and Lioness Lines).

Harrow lies approximately 13 miles north-west of central London.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 215 & 215a (Ground Floor Restaurant)	Gross Frontage 18'0" Internal Width 16'8" Restaurant Depth 48'7" Built Depth 75'8" Restaurant Area Approx. 674 sq ft Kitchen Area Approx. 135 sq ft Prep. & Storage Approx. 225 sq ft 2 WCs <b>Total Area Approx. 1,034 sq ft</b>	<b>Krishna Express Foods Ltd (with personal Guarantor) (Indian Restaurant &amp; Bar – visit: theutsav.co.uk)</b>	10 years from 29th September 2019	£25,000 (see Note 1)	FRI <b>£10,000 Rent Deposit held.</b> The Tenant did not exercise their 2024 Break.
35 Drayton Way (First Floor Flat)	Not inspected	<b>Jaffa Properties Ltd</b>	99 years from 25th December 1984	£100 (rising to £150 in 2050)	FRI <b>Valuable Reversion in approx. 57½ years.</b>
36 Drayton Way (Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 543 sq ft)</b>	<b>Individual</b>	1 year from 10th March 2026	£16,440 (£1,370 pcm)	AST <b>Mutual Rolling Break from 10th September 2026.</b> <b>£1,500 Rent Deposit held.</b>
				<b>Total: £41,540</b>	

**Note 1: The tenant is currently paying £20,000 p.a. with an agreed increase to £25,000 p.a. on 1st October 2026 and the Vendor will top up this rent shortfall on completion.**

**Note 2: There is a 6 week completion.**

## PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant (having approx. 40 covers)** with separate rear access via Drayton Way to **2 Self-Contained Flats** on first and second floors.

**Refer to the Auctioneers for the video tour of Flat 36 Drayton Way.**

**FREEHOLD**



**£41,540** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

**Vendor's Solicitors**

BBS Law

Tel: 020 8349 0321 Ref: Jeremy Manuel

Email: [jeremy.manuel@bbslaw.co.uk](mailto:jeremy.manuel@bbslaw.co.uk)

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'**