



SITUATION

Occupying a prominent corner position at the junction with Eastcote Road, opposite **Costa Coffee** and being within 150 yards of South Harrow Underground Station (Piccadilly Line). Other nearby multiple retailers include **Iceland, Poundland, Nando's, KFC, Aldi, Subway, Savers, Cakebox, Paddy Power** and many more.

South Harrow is a popular suburb situated approx. 10½ miles north-west of central London and benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

PROPERTY

An end of terrace corner building comprising a **Ground Floor Shop** with separate rear access via an external side staircase to a **Self-Contained 2 Bed Flat** on the first floor. In addition, the property includes **a gated rear loading/parking area for at least 2 cars** which is accessed via Eastcote Road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'6"
Internal Width	23'10" (max)
Shop Depth	33'8"
Built Depth	71'4"
WC	
GIA	Approx. 1,451 sq ft

First Floor Flat

Living Room	12'1" x 12'6"
Bedroom 1	11'5" x 15'5"
Bedroom 2	9'0" x 7'8"
Kitchen	7'6" x 4'11"
Shower/WC	7'5" x 4'6"

TENANCY

The entire property is let on a full repairing and insuring lease to **Arudselvi Sivapalan (Convenience Store/Fresh Foods/Café)** for a term of 32 years from 12th June 2012 (by way of a reversionary lease) at a current rent of **£47,000 per annum** exclusive.

Rent Reviews 2028 and 4 yearly

Note 1: There may be potential to re-instate the Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

Note 2: Refer to the Auctioneers for the video tour of the flat.

£47,000 per annum

The Surveyors dealing with this property are
John Barnett and Rocco Kay

Joint Auctioneers

R H Rose Associates
Tel: 07976 414 107 Ref: Robert Rose
Email: robert@rhroseassociates.co.uk

Vendor's Solicitors

Ellis Jones
Tel: 01202 057 869 Ref: Howard Hasan
Email: howard.hasan@ellisjones.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'**



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