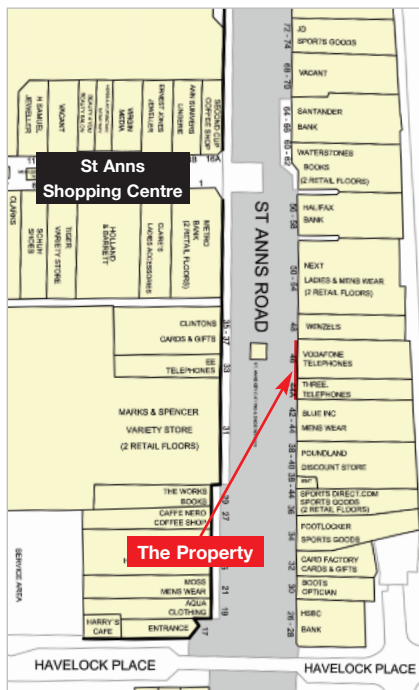


Harrow **46/46A St Anns Road** **Middlesex** **HA1 1LA**

- **Well Located Freehold Shop Investment**
- Pedestrianised town centre position
- Opposite St Anns Shopping Centre
- Rent Review in 2021 on Unit 1a
- Let to Vodafone Limited until 2026 (2) and Hutchison 3G UK Limited (t/a Three) until 2020
- Total Current Rents Reserved
£150,000 pa⁽³⁾⁽⁵⁾

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The London Borough of Harrow is located some 11 miles north-west of central London and benefits from good road communications via a number of major roads including the A40, A312, A4090 and A404. The property is well located on the north side of the pedestrianised St Anns Road, in the heart of Harrow town centre. St Anns Shopping Centre is opposite to the property, while Harrow-on-the-Hill Underground and Overground stations are within 0.2 miles to the south. Occupiers close by include Marks & Spencer (opposite), Next, Halfax, Santander and Metro Banks, Waterstones, JD Sports, Clinton Cards and Caffè Nero, amongst many others.

Description

The property is formed of two units. 46 St Anns Road is arranged on ground and two upper floors to provide a ground floor shop with retail and storage at first floor and further storage on the second floor. 46A St Anns Road is arranged on ground and one upper floor to provide a ground floor shop with ancillary storage space on the first floor only.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------------------|-----------------------------|--|--|------------------------|---------------------------|
| Unit 1 46 St Anns Road | Vodafone Limited (1) | Ground Floor 174.40 sq m (1,877 sq ft) First Floor 147.20 sq m (1,585 sq ft) Second Floor 224.60 sq m (2,418 sq ft) Total 546.20 sq m (5,880 sq ft) | 10 years from 01.02.2016 (2) Rent review at the 5th year FR & I subject to a schedule of condition | £95,000 p.a. (3) | Rent Review 2021 |
| Unit 2 46A St Anns Road | Hutchison 3G UK Limited (4) | Ground Floor 100.20 sq m (1,079 sq ft) First Floor 98.10 sq m (1,056 sq ft) Total 198.30 sq m (2,135 sq ft) | 5 years from 17.08.2015 Effectively FR & I by way of service charge | £55,000 p.a. (5) | Reversion 2020 |

NB. Not inspected by Allsop. Areas taken from a Valuation Report provided by the Vendor.

(1) For the year ended 31st March 2016, Vodafone Limited reported a turnover of £6.183bn, a pre-tax loss of £636.800m, shareholders' funds of £7.199bn and a net worth of £3.506bn. (Source: Experian 14.06.2017.)

(2) There is a tenant break option on 4th February 2021.

(3) A concessionary rent of £47,500 per annum applies to the second year of the term. The Vendor will top up the rent on completion so the buyer receives the difference until the end of the concessionary period.

(4) For the year ended 31st December 2015, Hutchison 3G UK Limited reported a turnover of £2.153bn, a pre-tax loss of £778.135m, shareholders' funds of £6.003bn and a net worth of £2.782bn. (Source: Experian 14.06.2017.)

(5) The current rent is £53,000 per annum which rises to £55,000 per annum on 17th August 2017.

Total £150,000 p.a. (3) (5)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Snowden Esq, DJM. Tel: 01792 656503 e-mail: mjs@djmlaw.co.uk

Joint Auctioneer Tim Smith, PHG Property. Tel: 01242 576276 e-mail: tim.smith@johnnyryde.co.uk

