

Harrow

41 – 43 Station Road,
Middlesex
HA1 2UA

- **A Freehold Mid Terrace Building**
- Arranged to Provide Basement and Ground Floor Office Accommodation and Ten Self-Contained Flats above 5 x Two Bedroom and 5 x One Bedroom Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Office Accommodation subject to a Long Lease
- Possible Potential to Add a Further Floor subject to obtaining all necessary consents

• Total Current Rent Reserved
£127,140 per annum (equivalent)

To View:

Please email: simon.hepworth@allsop.co.uk quoting the following in the subject box: 'Viewing Lot 50'.

Seller's Solicitor

Messrs RR Sanghvi & Co Solicitors
(Ref: Mr S Veldi).
Tel: 020 8515 0490.
Email: shamez@rrsanghvi.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Station Road (A409) to the north of its junction with Nibthwaite Road. A range of shops that includes a Tesco Superstore is available locally, with the further and more extensive amenities of Central Harrow and both St George's and St Anne's shopping centres also being close at hand. Rail, London Overground and London Underground (Metropolitan Line) services are also accessible from Harrow-on-the-Hill station to the south. The open spaces of Harrow Recreation Ground, Kenton Recreation Ground and Northwick Park are located within reach, as is Northwick Park Hospital, the University of Westminster's Harrow campus and the world famous Harrow School.

Description

The property comprises a mid terrace building arranged over basement, ground and three upper floors beneath a pitched roof. The property is internally arranged to provide office accommodation on the ground and basement floors and ten self-contained flats above. The ground floor has been sold off on a long lease, and is currently being refurbished prior to being occupied by an estate agents and a coffee shop. The upper floor benefits from a separate entrance to the front.

Planning

Local Planning Authority: Harrow Council. Tel: 020 8863 5611.
Email: planning.applications@harrow.gov.uk.

The property affords potential to fully develop the third floor, subject to obtaining all necessary consents.

Accommodation and Tenancies

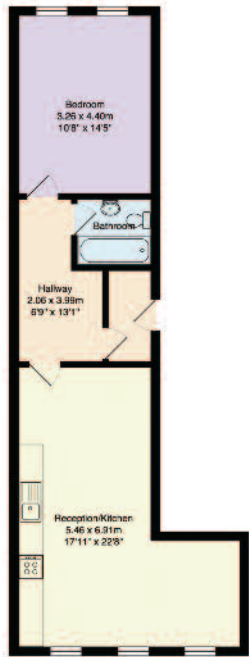
The property was not internally inspected by Allsop. The information contained in the schedule set out below was provided by the Vendor:

Flat	Floor	Accommodation	Approximate Floor Area (GIA)	Terms of Tenancy	Current Rent £ p.a.
Office Accommodation	Basement and Ground Floors	Two Retail Units which are currently being Refurbished, but are due to be occupied by an Estate Agency and a Coffee Shop	N/A	Subject to a Long Lease for a term of 999 years from 2014	One Peppercorn
Flat 1	First	Reception Room with Kitchen area, Bedroom, Bathroom	56.7 sq m (610 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 17/05/2015	£13,200 (equivalent)
Flat 2	First	Reception Room with Kitchen area, Two Bedrooms, Bathroom	63.3 sq m (682 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 07/10/2014	£14,400 (equivalent)
Flat 3	First	Reception Room with Kitchen area, Bedroom, Bathroom	46.5 sq m (500 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 16/06/2015	£11,520 (equivalent)
Flat 4	First	Reception Room with Kitchen area, Bedroom, Bathroom	49.1 sq m (528 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 01/03/2015	£10,800 (equivalent)
Flat 5	Second	Reception Room with Kitchen area, Two Bedrooms, Bathroom	67.3 sq m (724 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 05/03/2015	£13,800 (equivalent)
Flat 6	Second & Third	Reception Room, Two Bedrooms, Kitchen, Two Bathrooms	75.0 sq m (807 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 24/11/2014	£15,000 (equivalent)
Flat 7	Second	Reception Room with Kitchen area, Two Bedrooms, Bathroom	64.8 sq m (697 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 24/09/2014	£12,900 (equivalent)
Flat 8	Second	Reception Room with Kitchen area, Bedroom, Bathroom	46.3 sq m (498 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 01/02/2015	£9,600 (equivalent)
Flat 9	Second	Reception Room with Kitchen area, Bedroom, Bathroom	49.1 sq m (528 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 25/08/2015	£11,520 (equivalent)
Flat 10	Second	Reception Room with Kitchen area, Two Bedrooms, Bathroom	67.3 sq m (724 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 25/03/2015	£14,400 (equivalent)

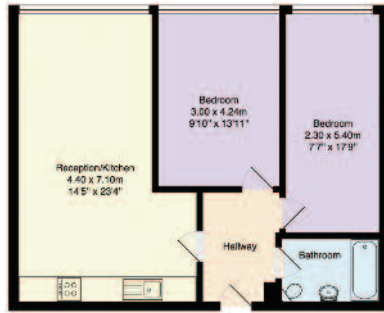
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



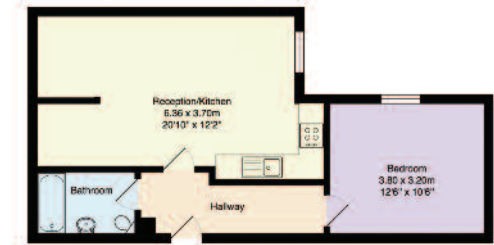
Flat 1



Flat 2



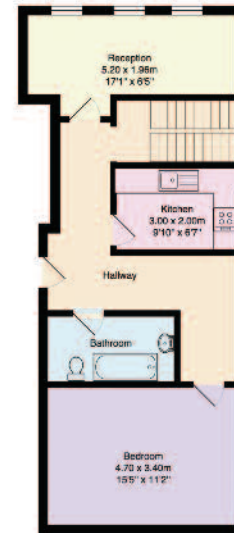
Flat 3



Flat 4



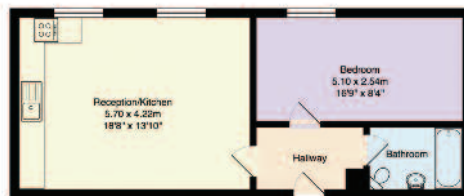
Flat 5



Flat 6



Flat 7



Flat 8



Flat 9



Flat 10