

Harrow

24 St Anns Road Middlesex HA1 1LA

- Well Located Freehold Shop Investment
- Entirely let to Telefonica UK Ltd (t/a O2)
- Pedestrianised town centre location
- Well located adjacent to HSBC and close to Marks & Spencer
- Benefits from planning consent to convert upper floors to 2 x two bedroom flats
- No VAT applicable
- Reversion 2018
- Current Rent Reserved

£102,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Harrow forms one of Greater London's major commercial centres, situated approximately 10 miles to the north-west of Central London, 8 miles to the south of Watford and 9 miles to the north-east of Uxbridge. The town enjoys excellent road communications with the M1, M25 and M40 motorways all in close proximity. Rail services are good being served by both mainline and underground stations providing easy access to London and surrounding towns with a fastest journey time from Harrow on the Hill to Baker Street of approximately 17 minutes

The property is situated on the north side of the pedestrianised St Anns Road in the heart of Harrow town centre. St Anns Road links the two main shopping centres in the town, St Anns and St Georges. Harrow-on-the-Hill Railway Station lies some 350 yards south-west of the property. Occupiers close by include HSBC (adjacent), Marks & Spencer, Clintons, Costa Coffee, Caffè Nero, Santander, Next and Metro Bank amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop, refurbished by the Tenant in the summer of 2014 to meet its latest corporate shop fit out, with ancillary accommodation above (please refer to planning paragraph).

The property provides the following accommodation and dimensions:

Gross Frontage (inc. Splay)	6.75 m	(22' 2")
Net Frontage	5.10 m	(16' 9")
Return Frontage	4.40 m	(14' 5")
Shop Depth	18.35 m	(60' 3")
Built Depth	22.35 m	(73' 4")

Ground Floor (GIA)	135.26 sq m	(1,456 sq ft)
First Floor (GIA)	81.66 sq m	(879 sq ft)
Second Floor (GIA)	55.37 sq m	(596 sq ft)
Total	272.29 sq m	(2,931 sq ft)

NB. Floor areas were provided by the Vendor.

Tenancy

The entire property is at present let to TELEFONICA UK LTD for a term of years from 9th June 2009 to 8th October 2018 at a current rent of £102,500 per annum. The lease provided for a rent review on 9th October 2013 and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 450+.
Website Address: www.o2.co.uk
For the year ended 31st December 2013, Telefonica UK Ltd reported a turnover of £5.535bn, a pre-tax profit of £609m, shareholders' funds of £11.555bn and a net worth of £9.951bn. (Source: Experian 09.06.2015.)

Planning

Planning has been approved by Harrow Council with reference P/1096/15 to convert the upper floors to provide 2 x two bedroom self-contained flats, which are accessed from the rear of the property. Copy correspondence is available for inspection in the online legal pack.

NB. It has been confirmed that no CIL Tax payment will be payable. Copy correspondence available within the legal pack.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on website).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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

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