

Stanmore **Units 1 (Lot 94) and** **2 (Lot 95)** **Ground Floor** **29-43 The Broadway** **Middlesex** **HA7 4DJ**

- **Virtual Freehold Shop Investments**
- To be offered as two lots
- Lot 94 let to Carpetright plc
- Lot 95 let to Savers Health and Beauty Ltd
- Rent Reviews 2022
- Current Gross Rents Reserved
£50,000 pa (Lot 94)
£60,000 pa (Lot 95)⁽¹⁾
- **SIX WEEK COMPLETION AVAILABLE**



Tenure

Leasehold. Each lot is to be held on a new under lease to be granted upon completion for a term of years commencing on grant and ending on 8th October 3010 at a peppercorn rent.

Location

Stanmore is a densely populated residential suburb some 11 miles north-west of Central London in the London Borough of Harrow. The area benefits from its close proximity to the M1 Motorway (Junction 4) approximately 1½ miles to the north and Stanmore Underground Station (Jubilee Line).

The property is situated on the south side of The Broadway, close to its junction with Glebe Road.

Occupiers close by include Caffè Nero (adjacent), Boots Opticians, Pizza Express, Sainsbury's, NatWest and Prezzo.

Description

Unit 1 (Lot 94) trades as Carpetright and comprises a ground floor shop with ancillary accommodation. The property benefits from 3 car parking spaces to the rear. The property forms part of a larger building, the remainder of which does not comprise part of this lot.

Unit 2 (Lot 95) trades as Savers and comprises a ground floor shop unit with ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which does not comprise part of this lot.

VAT

VAT is applicable to this lot.

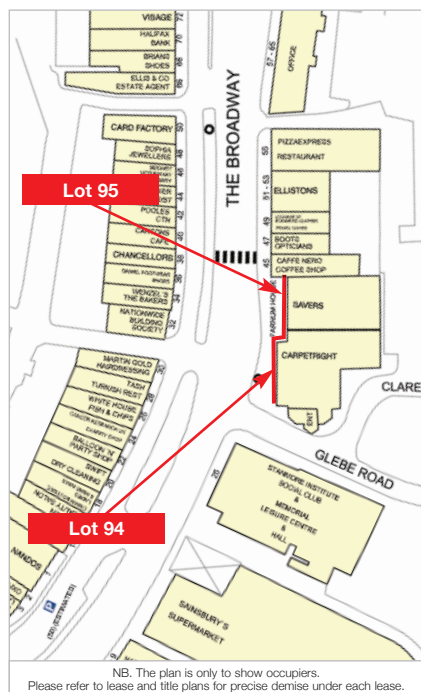
Documents

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

Energy Performance Certificate

Unit 1 (Lot 94) EPC Rating 53 Band C (Copy available on website)

Unit 2 (Lot 95) EPC Rating 61 Band C (Copy available on website).



Lot	Unit	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
94	1	Carpetright plc (2)	Gross Frontage	17.90 m	(58' 8")	10 years from 05.05.2017 Rent review at the 5th year FR & I with service charge	£50,000 p.a.	Rent Review 2022
			Net Frontage	17.60 m	(57' 9")			
			Shop Depth	11.05 m	(36' 3")			
			Built Depth	15.50 m	(50' 10")			
			Ground Floor	212.70 sq m	(2,290 sq ft)			
			3 Car Parking Spaces					
95	2	Savers Health and Beauty Ltd (3)	Gross Frontage	12.85 m	(42' 2")	10 years from 02.11.2017 Rent review and tenant option to break at the 5th year FR & I with service charge	£60,000 p.a. (1)	Rent Review 2022
			Net Frontage	12.51 m	(41' 0")			
			Shop Depth	13.50 m	(44' 4")			
			Built Depth	16.75 m	(54' 11")			
			Ground Floor	205.95 sq m	(2,217 sq ft)			

(1) In respect of Lot 95 and the lease to Savers Health and Beauty Ltd, the current rent is £30,000 per annum and on 1st November 2018 rises to £60,000 per annum. However, on completion of the sale, the Vendor will top up the rent so that purchasers will be effectively receiving £60,000 per annum.

(2) For the year ended 29th April 2017, Carpetright plc reported a turnover of £457.6m, a pre-tax profit of £900,000, shareholders' funds of £78.0m and a net worth of £20.7m. (Source: Experian 13.02.2018.)

(3) For the year ended 31st December 2016, Savers Health and Beauty Ltd reported a turnover of £416.7m, a pre-tax profit of £36.3m, shareholders' funds of £28.9m and a negative net worth of £46.0m. (Source: riskdisk.com 22.02.2018.)

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 Gopal Bhudia, Freemans. Tel: 0207 935 3522 e-mail: gb@freemanssolicitors.net

Joint Auctioneer Richard Ward, Ward Property Consultants. Tel: 0207 079 1202 e-mail: richard@wardproperty.uk.com

