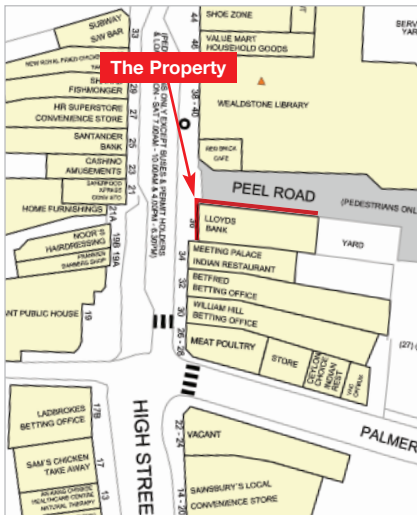


# Wealdstone

## 36 High Street Harrow Middlesex HA3 7AD

- Freehold Bank and Residential Investment/Development
  - Comprising a bank, a flat and a maisonette (1)
  - Bank let to Lloyds Bank plc on a lease expiring in 2024 (3)
  - Includes planning consent for converting the flat and maisonette into five flats (1)
  - Well located approximately 200m from Harrow & Wealdstone Underground Station (Bakerloo Line)
  - No VAT applicable
  - Bank Rent Review 2019
  - Current Rent Reserved
- £21,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Wealdstone is a densely populated area situated within the London Borough of Harrow. It 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 located on the eastern side of the High Street at its junction with Peel Road, adjacent to Wealdstone Library. It is also approximately 200 metres from Harrow and Wealdstone Underground (Bakerloo Line) and Overground Station, which provides regular services to London Euston in 14 minutes. Occupiers close by include McDonald's, Betfred, William Hill, Sainsbury's Local, Ladbroke's, Santander, Subway, Asda and Boots the Chemist, amongst many others.

**Description**

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with basement storage and staff/storage accommodation at first floor rear. The remainder of the first floor comprises a large two bedroom flat and the second and third floors comprise a large four bedroom maisonette. Both are accessed via a self-contained entrance fronting Peel Road (1).

**Planning (1)**

The first floor front, second and third floors benefit from planning permission (Ref: P/1070/17) granted 8th May 2017 for the extension of the existing rear dormer and internal alterations to form five flats (2 x two bedroom and 3 x studios). All enquiries should be made via Harrow Council. Website Address: www.harrow.gov.uk

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

**Viewings**

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 28th June. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 4 Wealdstone.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36	Lloyds Bank plc (2)	Basement (4) Ground Floor Rear First Floor Total 11.20 sq m (120 sq ft) 136.00 sq m (1,464 sq ft) 22.40 sq m (241 sq ft) 169.60 sq m (1,825 sq ft)	10 years from 06.10.2014 Rent review every 5th year Tenant option to determine 2019 (3) FR & I	£21,500 p.a.	Rent Review 2019
Part First, Second and Third Floors	Vacant (1)	First Floor Front Flat – 3 Rooms, Kitchen/Diner, Bathroom, WC Second and Third Floor Maisonette – 5 Rooms, Kitchen, Bathroom, WC			

- (1) See Planning paragraph.
- (2) No. of Branches: in excess of 1,000. Website Address: www.lloydsbank.com  
For the year ended 31st December 2016, Lloyds Bank plc reported a pre-tax profit of £1.977bn, shareholders' funds of £49.5bn and a net worth of £49.33bn. (Source: Experian 12.06.2017.)
- (3) Tenant option to determine 2019.
- (4) Not inspected by Allso. Areas sourced from VOA website.

**Total £21,500 p.a.**