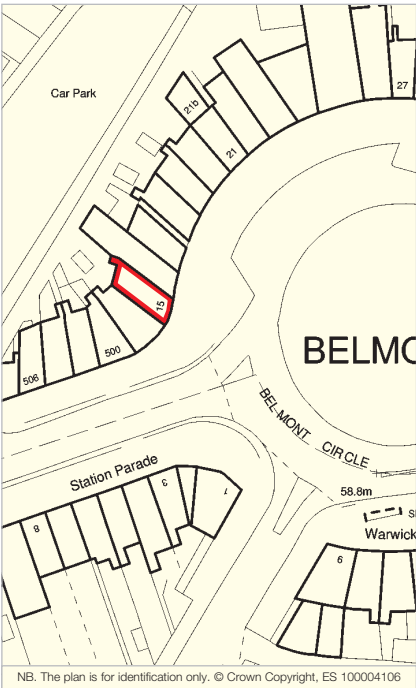


Harrow
15 Belmont Circle
Middlesex
HA3 8RF

- **Freehold Shop Investment and Vacant Maisonette**
 - Trading as Opticians
 - Includes vacant maisonette above
 - Reversion 2014
 - Current Rent Reserved
- £11,000 pa**



Tenure
 Freehold.

Location
 The London Borough of Harrow is located some 11 miles north-west of Central London. Harrow benefits from good road communications with both Junction 1 of the M1 and the North Circular located 5 miles to the east and accessed via the A4006.
 The property is situated on Belmont Circle which lies between Kenton Lane and Weston Drive. Harrow and Wealdstone Overground Station (Bakerloo Line) is to the west and Canon's Park Underground Station (Jubilee Line) is to the east. Free street parking is available.
 Occupiers close by include William Hill, Ladbrokes, Papa Johns, Tesco Metro and a number of local occupiers.

Description
 The property is arranged on ground and two upper floors to provide a ground floor retail unit trading as an opticians and a vacant self-contained maisonette on the first and second floors with access from the rear of the property.

VAT
 VAT is not applicable to this lot.

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

Energy Performance Certificate
 For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15	Roger Rushton and Susan Joyce Rushton (t/a Opticians)	Gross Frontage 5.45 m (17' 10") Net Frontage 4.90 m (16' 1") Shop Depth 11.05 m (36' 3") Built Depth 17.25 m (56' 7") Ground Floor 65.20 sq m (702 sq ft)	10 years from 25.03.2004 Rent review every 5th year FR & I	£11,000 p.a.	Reversion 2014
15A	Vacant	First and Second Floor Maisonette comprising Five Rooms, Kitchen and Bathroom with Separate WC			

Total £11,000 p.a.

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 Avery Esq, Waugh Moody and Mulchay. Tel: 0191 232 8107 e-mail: mavery6853@aol.com