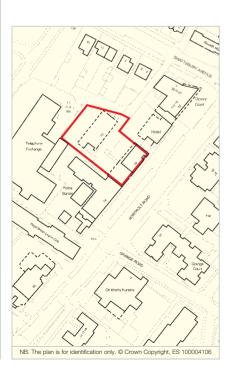


# South Harrow Chartergate and Northgate House 70/72 Northolt Road Greater London HA2 ODW

- Freehold Office Investment
- Let to the Metropolitan Police Authority
- Two office buildings totalling 1,576 sq m (16,964 sq ft)
- Car park with 42 spaces
- Adjacent to the Police Station
- Asset management opportunity or may suit owner occupier
- Total Current Rents Reserved
   £193,470 pa

On the instructions of J Gershinson FRICS and Louisa Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers







# Tenure

Freehold.

# Location

South Harrow is a popular Greater London suburb, situated 10 miles west of Central London and 1.5 miles north of the A40 (Western Avenue), which in turn gives direct access to the M25 motorway. South Harrow is served by the A312 which connects to Harrow, 2 miles to the north-west and the A40 is to the south.

The property is situated on the north side of Northolt Road to the south of the junction with Shaftesbury Avenue and less than half a mile from South Harrow Underground Station (Piccadilly Line).

There is a Eurotraveller Premier Inn adjacent, a Waitrose nearby and other office buildings in the vicinity.

### **Description**

The property comprises two buildings arranged on ground and three upper floors to provide offices with lifts serving all floors and WCs. Chartergate House inter-communicates with the adjoining Police Station at first floor level. The property benefits from an on-site gated car park with 42 spaces.

### VAT

The Receivers understand VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

# **Planning**

The building may lend itself to alternative uses subject to obtaining all the necessary consents. All enquiries should be made to the local authority. Harrow Council. Tel: 0208 901 2650.

# **Please Note**

The Auctioneers are advised by the Receivers' solicitor that the lot is sold subject to the terms of a contract for sale dated 2nd September 2010 and made between Anger Investments plc (1) and Kenwell Investments plc (2), the terms of which have been disclosed in the auction pack. The Buyer must rely on their own enquiries in this regard.

## **Documents**

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

### **Viewings**

To be held on specific block viewing dates by appointment only. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter Lot 15 South Harrow.

# **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Chartergate House	Metropolitan Police Authority	Ground Floor First Floor Second Floor Third Floor Sub-total	99 sq m 285 sq m 289 sq m 186 sq m 859 sq m	(1,066 sq ft) (3,068 sq ft) (3,110 sq ft) (2,002 sq ft) (9,246 sq ft)	10 years from and including 19.09.2002 FR & I	£115,000 p.a.	Holding over
Northgate House	Metropolitan Police Authority	Ground Floor Entrance only First Floor Second Floor Third Floor Sub-total	268 sq m 264 sq m 185 sq m 717 sq m	(2,884 sq ft) (2,842 sq ft) (1,992 sq ft) (7,718 sq ft)	15 years from and including 15.01.2001 FR & I	£78,470 p.a.	Reversion 2016
		Total 1,5	576 sq m	(16,964 sq ft)	Total	£193 470 n a	

lotal £193,470 p.a.



