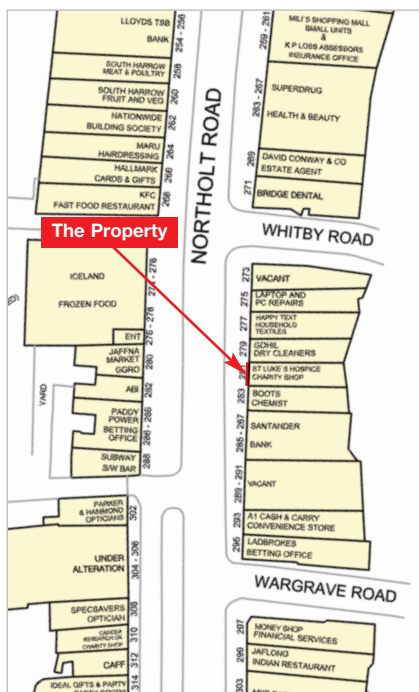


South Harrow 281 Northolt Road Middlesex HA2 8HX

- **Freehold Shop Investment**
- Let to St Luke's Hospice until 2016
- Popular Greater London suburb
- Close to Underground Station
- Potential for residential conversion on the first floor subject to consent
- Strong owner occupier market
- Reversion April 2016
- Current Rent Reserved

£17,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 east side of Northolt Road, which is the main shopping street in the area, in between the junctions of Whitby Road and Wargrave Road. Occupiers close by include Boots, Santander, Subway, Iceland, Sainsbury's, Greggs and Superdrug.

Description

The property is arranged on ground and one upper floor to provide a shop with accommodation above which is laid out as a flat but is presently used as storage. Access to the first floor is via an external staircase from the rear yard, where there is space for 2 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	5.5 m	(18' 0")
Net Frontage	5.05 m	(16' 7")
Shop Depth	10.3 m	(32' 10")
Built Depth	14.1 m	(46' 3")

First Floor – Storage

Two Rooms, Kitchen & Bathroom 61 sq m (662 sq ft) (GIA)

Tenancy

The entire property is at present let to ST LUKE'S HOSPICE (HARROW & BRENT) CHARITY SHOPS LIMITED for a term of 10 years from 23rd April 2006 at a current rent of £17,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: St Luke's Hospice have 13 branches in north and west London.
Website Address: www.stlukes-hospice.org

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

EPC Rating 68 Band C (Copy available on website).

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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