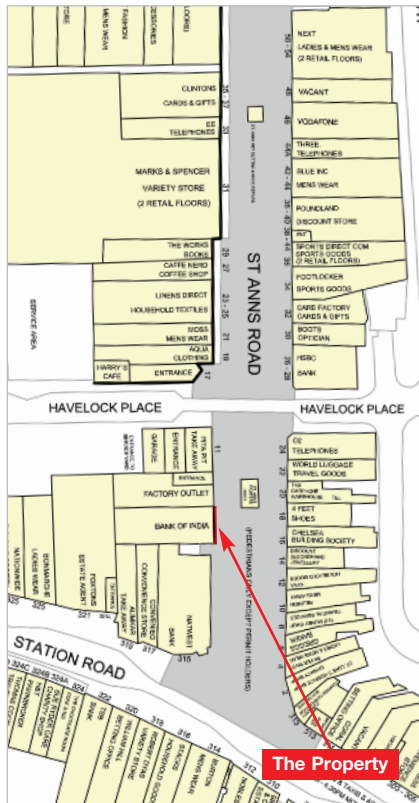


Harrow **Unit 1** **1/9 St Anns Road** **Middlesex** **HA1 1LQ**

- **Virtual Freehold Bank Investment**
- Entirely let to State Bank of India on a new lease expiring 2026 (no breaks)
- Newly fitted out by the tenant
- Pedestrianised town centre position, close to St Anns Shopping Centre and popular with bank occupiers
- Close to Harrow-on-the-Hill Underground and Overground stations
- RPI Linked Increase 2020
- No VAT applicable
- Current Rent Reserved
£95,400 pa

**9TH DECEMBER 2016
COMPLETION AVAILABLE**



The Property



Tenure

Virtual Freehold. To be held on a 999 year lease from the date of completion at a peppercorn ground rent.

Location

The London Borough of Harrow 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 well located on the south side of the pedestrianised St Anns Road in the heart of Harrow town centre. St Anns Shopping Centre lies some 0.1 miles west of the property, while Harrow-on-the-Hill Underground and Overground stations are within 0.2 miles to the south. Occupiers close by include Chelsea Building Society (opposite), HSBC, NatWest, Boots Opticians, Greggs, Marks & Spencer and O2 amongst many others.

Description

The property is arranged on basement and ground floor only and has been recently fitted out by the tenant (at a cost of approximately £600,000) to provide a modern ground floor banking hall with ancillary basement accommodation comprising staff room, store rooms, server room, safe deposit boxes and staff WCs. Externally, the tenant has the right to park 2 cars. Please note the property forms part of a larger building, the remainder of which is not included within the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	7.30 m	(23' 11")
Net Frontage	5.50 m	(18' 0")
Shop Depth	17.45 m	(57' 3")
Built Depth	19.95 m	(65' 5")
Ground Floor Front Canopy Area	7.85 sq m	(85 sq ft)
Ground Floor Banking Hall	105.35 sq m	(1,134 sq ft)
Ground Floor (Rear) Ancillary	22.90 sq m	(247 sq ft)
Basement Staff Room and Secure Deposit Boxes Room	31.55 sq m	(340 sq ft)

Basement Store Rooms and Server Room

	12.45 sq m	(134 sq ft)
Total	180.10 sq m	(1,939 sq ft)

(Basement staff WCs and corridors not included)

Tenancy

The property is at present let to STATE BANK OF INDIA for a term of years from 26th October 2015 expiring on 25th January 2026 at a current rent of £95,400 per annum. The lease provides for an RPI linked increase at the 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

State Bank of India is the largest commercial bank in India and is 58.6% owned by the Government of India. www.sbiuk.com For the year ended 31st March 2014, Bank of India did not report a turnover. They reported a pre-tax profit of £498.728m, shareholders' funds and a net worth of £5.136bn. (Source: Experian 26.08.2016.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allcop.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 September. Please email viewings@allcop.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 15 Harrow**.

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 G Rigby Esq, SNR Denton. Tel: 0207 320 3968 e-mail: greg.rigby@dentons.com

