



6 WEEK COMPLETION

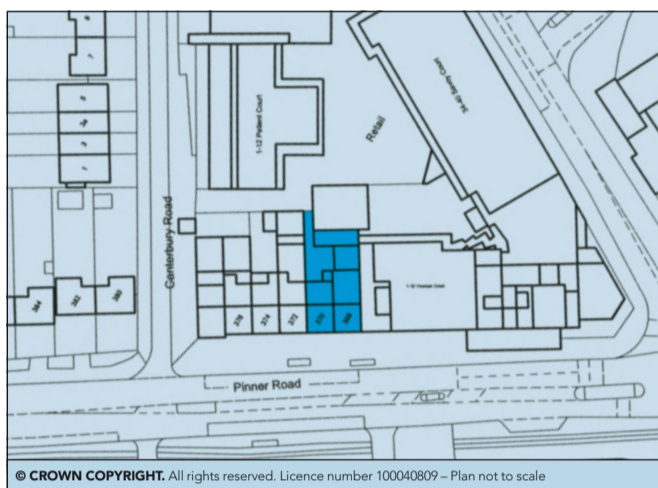
**SITUATION**

Occupying a prominent main road trading position on the A404 Pinner Road close to the junction with Station Road, adjacent to a large new commercial/residential development, amongst multiples such as **Coral, Lloyds TSB, William Hill** and a variety of established traders.

North Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of Central London and only ½ a mile from the prime town centre of Harrow.

**PROPERTY**

An attractive terraced building comprising **2 Ground Floor Shops** (Post Office is L-shaped) with separate rear access via Canterbury Road to **2 Self-Contained Flats** at first floor level.



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**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£51,505.16 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**



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View opposite the property

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 368 (Ground Floor Shop)	Gross Frontage 14'9" Net Frontage 12'7" Shop Depth 20'5" Built Depth 28'2" WC	M Babhaziz & B Boussard (Hair Salon)	15 years from 31st July 2003	£9,200	FRI <b>Rent Review 2013</b> <b>Note: There is a £4,579 Rent Deposit held</b>
No. 368A (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 9th November 2010	£8,700	AST
No. 370 (Ground Floor Shop)	Gross Frontage 25'7" Net Frontage 20'6" Internal Width 24'9" L-shaped with rear width 37'4" Shop Depth 42'6" Built Depth 70'6" Sales Area Approx 960 sq ft Ancillary Area Approx 800 sq ft Shower/WC	M B Chandran (Post Office)	15 years from 25th March 2004	£23,205.12	FRI <b>Rent Review 2012</b>
No. 370A (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 13th April 2011	£10,400.04	AST
<b>TOTAL</b>				<b>£51,505.16</b>	

**VENDOR'S SOLICITORS**  
Hamlins LLP - Tel: 020 7355 6000  
Ref: M Hurst Esq – Email: mhurst@hamlins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts