



6 WEEK COMPLETION

SITUATION

In the heart of this shopping/commercial centre which includes **McDonalds, Sainsbury's and Ladbrokes** being directly opposite Harrow and Wealdstone Station (Mainline and Bakerloo Line) approx. 1 mile north of Harrow Town Centre and 13 miles approx. from Central London.

PROPERTY

Erected in 1974 comprising a **Large Ground Floor** with separate front and rear entrances to **Self-Contained Offices** on 3 upper floors.

The property benefits from gas fired central heating, a passenger lift, WCs on each floor and a private rear car park for 20 cars approached from Palmerston Road with spiral staircase to first floor.

VAT is payable in respect of this Lot

FREEHOLD

£88,363.82 p.a.
Plus Vacant
2,046 sq ft Offices

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**



Internal view of Ground Floor



The Property

Rear view of Car Park towards Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor	Gross Frontage 39'9" Internal Width 23'6" Built Depth 87'6" Area Approx 2,200 sq ft 2 WCs Plus 4 Car Spaces	RCCG House of Joy for All Nations (Charity) (Church Hall/Meeting Rooms)	10 years from 23rd December 2011	£26,000	FRI by way of service charge Rent Review 2016 Excl. L & T Act
First Floor Front Office	Area Approx 1,032 sq ft Plus 2 Car Spaces	Middlesex College of Law (with Personal Guarantor)	5 years from 9th October 2009	£12,000	FRI by way of service charge Excl. L & T Act Sublet to North London ITEC at £12,000 p.a. (excl. L & T Act)
First Floor Rear Office & Second Floor Office	First Floor Rear Area Approx 1000 sq ft Second Floor Area Approx 2,045 sq ft Total Area Approx 3,045 sq ft Plus 7 Car Spaces	ADC Technology Training Ltd (Educational Training)	5 years from 25th March 2014 (Renewal of a previous lease)	£28,500	FRI by way of service charge Excl. L & T Act
Third Floor Office	Area Approx 2,046 sq ft Plus 7 Car Spaces	VACANT (Currently let at £20,000 p.a. – Vacant possession being obtained on 18/5/14)			Viewing arrangements via Auctioneers
Roof Space		Hutchinson 3G UK Ltd and Everything Everywhere Ltd	13th March 2002 to 31st December 2021	£21,863.82 (yearly in advance)	Rent Reviews 2017 & 2020 based on OMV or RPI, whichever the greater.
TOTAL NIA Approx. 8,323 sq ft TOTAL GIA Approx. 9,856 sq ft		TOTAL		£88,363.82 plus Vacant 2,046 sq ft Office	

Note 1: Following the recent announcement by the Government encouraging Local Authorities to grant change of use from offices to residential under Permitted Development, it is considered that the property would be ideally suited for future conversion to flats.

Note 2: There is potential to construct a new building at the rear with archway access to the car park.

Note 3: There is 100% service charge recovery which also provides for Freeholder's management fee – Last year £3,560 p.a.

VENDOR'S SOLICITORS
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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 £500 (including VAT) on exchange of contracts