

OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS



SITUATION

Located close to the junction with Whitefriars Drive within this popular mixed commercial and residential suburb being only a few minutes walk from the main multiple shopping facilities in both Harrow Weald and Wealdstone. The area is well served by a variety of bus routes and Harrow & Wealdstone Station (Bakerloo & Main Line) is less than 1 mile away. In addition, Harrow Town Centre is only 2 miles to the south. Harrow Weald lies approx. 13 miles north-west of central London.

PROPERTY

Two adjoining buildings (one of which has a single storey back addition) comprising a **Large Ground Floor Restaurant** with a **Function Room/Restaurant Area** on the first floor. In addition, the property includes a **Front Forecourt**.

Note 1: The Restaurant, which stopped trading on 1st September 2015, benefits from a Late Licence until 2 am on Fridays and Saturdays.

Vacant Restaurant with Potential Residential Use

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	61'6"
GIA to incl. seating area, kitchen & WCs	Approx. 2,080 sq ft

First Floor Function Room/Restaurant

GIA to incl. seating/dance area, bar & WCs	Approx. 1,445 sq ft
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Total GIA	Approx. 3,525 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 2: The property has potential for the change of use to Residential, subject to Planning. There is a new flat development opposite (Lexington Apartments) with sales ranging from £255,000 for a 1 bed and £425,000 for a 3 bed unit. There is also a residential development to the rear.

Note 3: The property is available by way of a purchase of the SPV company – Refer to Auctioneers.



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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) upon exchange of contracts