



SITUATION

Located close to the junction with College Road within this established town centre position, adjacent to **McDonald's** and amongst such other multiples as **Pizza Hut, Maplin, Barclays, Iceland, RBS, Coral** and many more.

Harrow-on-the-Hill Station (Metropolitan Line and Overground) and the St Anns Shopping Centre are also nearby.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop** which benefits from the use of a rear service road.

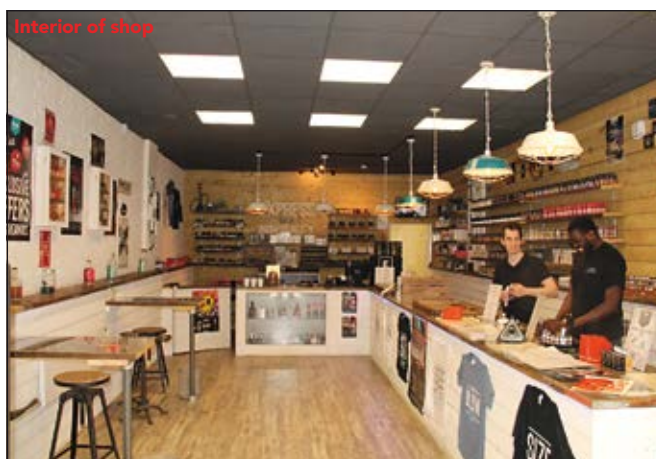
ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'2"
Internal Width	15'10"
Shop Depth	42'7"
Built Depth	76'5"
Sales Area	Approx. 658 sq ft
Store Area	Approx. 361 sq ft
Kitchen, WC	

£30,000 per annum

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



VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 11th November 2013 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Vapourlites Limited (e-cigarette and e-liquid retailer having 4 branches – visit: www.vapourlites.com)** for a term of 5 years from 1st September 2015 at a current rent of **£30,000 per annum** exclusive.

Tenant's Break September 2018

Note: There is a 6 month rent deposit held.

