

## FOR SALE - INVESTMENT



132 Pinner Road, Harrow HA1 4JE

0 Sq Ft (0 Sq M)

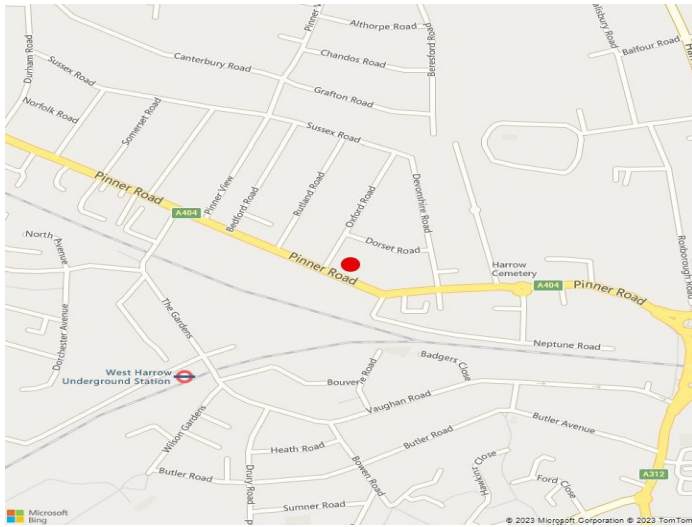
Guide price £660,000

### PROMINENT LOCATION

- SELF-CONTAINED GROUND FLOOR - CURRENTLY LET
- 1ST / 2ND FLOOR 3 BED FLAT - CURRENTLY LET
- REAR YARD
- 2 CAR PARKING SPACES

## Location

The property is situated in a good location along Pinner Road, A404, with a variety of independent restaurants, coffee shops and takeaways in the vicinity.



## Description

**INVESTMENT** - Self-contained ground floor premises previously a solicitors office. Rear yard. Currently let on a new 10 year full repairing and insuring lease at a rental of £17,500 per annum exclusive.

2 car parking spaces in the forecourt area.

Self-contained first/second floor 3 bed flat currently let at £1,495 pcm.

Total income £35,440 per annum.



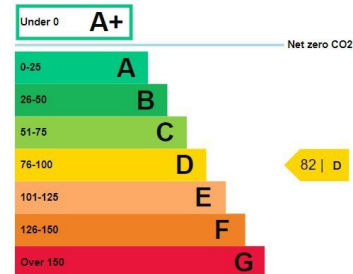
## Accommodation

Accommodation	sq ft	sq m
Ground Floor Shop / Office	900	83.61
1st/2nd Floor 3 Bed Flat	1,065	98.94

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of D (82).

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price

£660,000 Guide price

## Terms

The entire property is available for sale freehold.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £12,000

Rates Payable : £3,000 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.