

VDBM

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87 KENTON ROAD HARROW HA3 0AH



- **FREEHOLD INVESTMENT FOR SALE**
- **SHOPS/OFFICES/WAREHOUSE**
- **FULLY LET**
- **OFFERS IN THE REGION OF £1.45M**

LOCATION

The property is situated on the very busy Kenton Road close to Kenton Station. Northwick Park Station is also nearby. Kenton Road is a popular shopping area comprising a mixture of shops, offices, restaurants and other uses.

DESCRIPTION

A 3 storey building with vehicular access to the rear warehouse. The ground floor is divided into 3 shops with forecourts. There are offices at the first and second floor levels.

Unit 1 - Ground Floor

Shop occupied as an office. Refurbished to a high standard to include suspended ceilings, LED lighting, air conditioning and glazed partitioning.

Front Office	477 sq ft
Rear Office	373 sq ft
Kitchen	<u>47 sq ft</u>
Total	897 sq ft



Unit 2 - Ground Floor

Shop occupied as a beauticians. Modernised with suspended ceiling to shop with LED lighting. Stairs down to kitchen.

Shop	273 sq ft
Kitchen	<u>87 sq ft</u>
Total	360 sq ft



Unit 3 - Ground Floor

Small unit let to a dry cleaners. Suspended ceiling with LED lighting to shop.

Shop	77 sq ft
Kitchen	<u>109 sq ft</u>
Total	186 sq ft



Unit 4 - Ground Floor

Storage unit with roller shutter door, WC and car space.

Total 1,225 sq ft



Unit 5 - First Floor

Office suite with suspended ceiling and LED lighting. Kitchen, store and 2 WC's.

Total 897 sq ft

Unit 6 - Second Floor

Office suite with LED lighting, kitchen and 2 WC's.

Total 849 sq ft



LEASES**Unit 1 - Ground Floor**

15 years from 05.11.18 to Clever Financial Services Limited and AUM Private Limited.
 Subject to 5 yearly upwards only rent reviews and 5 yearly tenant only break clauses.
 Full repairing and insuring terms. £18,000 pax

Unit 2 – Ground Floor

10 years from 21.01.19 to Cheri Savary subject to a 5 year upwards only rent review and
 5 years tenant only break clause. Full repairing and insuring terms. £14,000 pax

Unit 3 – Ground Floor

10 years from 19.02.19 to Ashad Mahmood subject to a 5 year upwards only rent review.
 Full repairing and insuring terms. £ 8,000 pax

Unit 4 – Ground Floor Rear

10 years from 19.11.18 to Renuka Perera and Alaa Alsati subject to a 5 year upwards
 only rent review and 5 years tenant only break clause. Full repairing and insuring terms.
 £14,000 pax

Unit 5 – First Floor

10 years from 01.02.19 to Syed Ghulam Tahir and Syeda Tahira Batool Tahir Siddiqui
 trading as S. Syedain & Co Chartered Accountants subject to a 5 year upwards only rent
 review and 5 years tenant only break clause. Full repairing and insuring terms.
 £13,500 pax

Unit 6 – Second Floor

10 years from 25.01.19 to Leftley Rowe LLP subject to 5 years upwards only rent review
 and a 5 year tenant only break clause. Full repairing and insuring terms. £14,000 pax

FLATS

2 flats at the front of the Property have been sold off. Each flat has been granted
 leases as follows:

125 year term from 25.12.05 £200.00 pax

Rent for 1 st 25 years	£ 100 per annum
Rent for next 25 years	£ 200 per annum
Rent for next 25 years	£ 400 per annum
Rent for next 25 years	£ 600 per annum
Rent for next 25 years	£ 800 per annum
Rent for remainder of the term	£1,600 per annum

TOTAL INCOME: £81,700 PAX

TERMS

Our client is seeking to sell their Freeholder interest subject to the tenancies set out above.

Alternatively our client will sell their company as an SPV to reduce SDLT.

GUIDE PRICE

Offers in the region of £1.45M (No VAT)

EPCs

Energy Performance Certificates (EPC's) are available upon request. The property has asset ratings as follows:

Unit 1 - Ground Floor EPC 48/B

Unit 2 – Ground Floor EPC 48/B

Unit 3 – Ground Floor EPC 41/B

Unit 4 – Ground Floor EPC 78/D

Unit 5 – First Floor EPC 61/C

Unit 6 – Second Floor EPC 68/C

VIEWING

Strictly by appointment through VDBM on 01923 845222