

# FREEHOLD FOR SALE



16 College Road, Harrow HA1 1BE  
2,631 Sq Ft (244.42 Sq M)

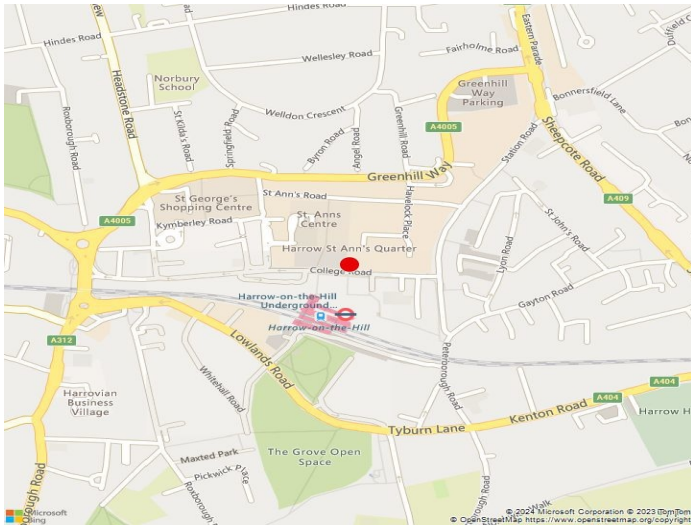
Guide price £975,000

**PROMINENT 3 STOREY BUILDING**

- CONFIDENTIALLY AVAILABLE
- FLAT INCLUDED
- TOWN CENTRE LOCATION
- VACANT POSSESSION

## Location

Located in the heart of Harrow Town Centre, a popular shopping area with very good parking facilities nearby.



## Description

Well known restaurant business currently trading as Lokma Charcoal Grill Steak House. Authentic Turkish Mediterranean Cuisine. It comprises a ground floor restaurant with 90 covers, serving bar, kitchen and WC facilities. Storage area to the rear. First floor storage. Second floor 1 bed flat.

NOTE: The first floor area has potential of being converted to residential accommodation subject to necessary consents.



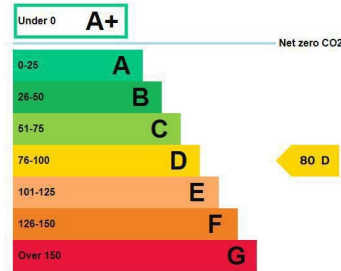
## Accommodation

| Accommodation             | sq ft | sq m   |
|---------------------------|-------|--------|
| Restaurant                | 2,091 | 194.25 |
| First Floor               | 540   | 50.17  |
| Second Floor - 1 Bed Flat |       |        |
| Total Area                | 2,631 | 244.42 |

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (80).

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Price

£975,000 Guide price

## Terms

Freehold for sale. Full vacant possession to be available upon completion.

## 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: £36,500

Rates Payable : £4,553 (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.