

Prime Town Centre Freehold Investment Property

WITH BLUE CHIP TENANT

38-44
ST
ANN'S
ROAD, HARROW

Chamberlain
COMMERCIAL
FOR SALE
020 7148 9000
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Shop day or night at diy.com

Local B&Q

- 5,005 Sq.Ft.
(464.96 Sq.M.)
- £175,000 pa Income
- Let to B&Q
- Prominent freehold in
Harrow town centre

38-44 ST. ANN'S ROAD, HARROW HA1 1LA

Summary

An opportunity to purchase a retail investment in a prime location, let to a blue chip tenant.

The property occupies one of the most prime locations in the town, directly opposite M&S, MetroBank & St Ann's Shopping Centre Entrance. Adjacent occupiers are Skipton Building Society, Vodaphone and Next.

The B&Q Store comprises a ground floor retail unit of 5,005 sq.ft (465 sq.m) together with a small secure yard space accessed from Greenhill Way.

The property is to be sold freehold with the benefit of the B&Q lease and rental income.

The upper parts are not included in the sale and will be retained by the sellers on a new 999 year headlease at a peppercorn ground rent.

Price upon application.



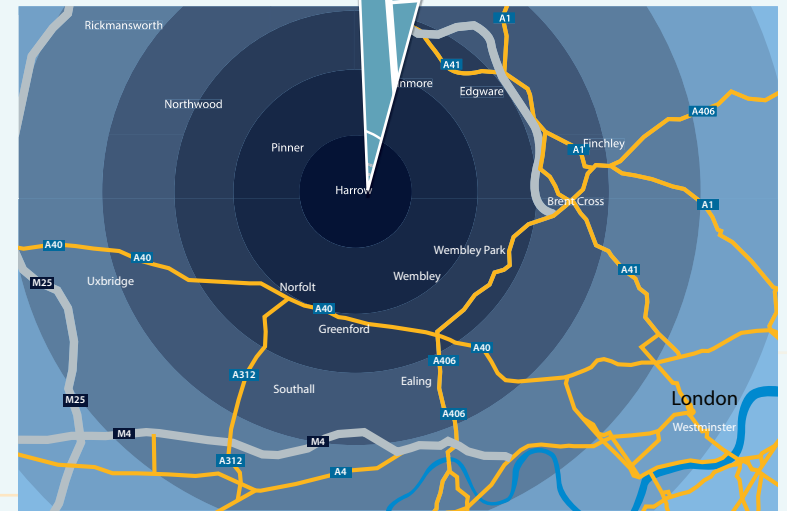
Location

The property is located in the heart of the Town Centre of the London Borough of Harrow, approximately 12 miles North West of Central London and 4 miles from Wembley Stadium.

Occupying a prime position in St. Ann's Road, central Harrow's main shopping precinct, and opposite St. Ann's Shopping Centre, 38-44 St. Ann's Road is ideally positioned to take advantage of high street footfall, recently completed town centre residential developments and a high density residential suburban area. There are public car parks, zoned street parking and public green spaces nearby.

The property is within a 1 minute walk of St. George's Shopping Centre with its Vue cinema and major high street retailers, restaurants and cafes.

There are excellent, accessible, travel connections including Harrow on the Hill Station (Metropolitan Line and Mainline) within a 2 minute walk, with fast connections to Central London (20 minutes) and The City (35 minutes). There is also a main bus network hub and Heathrow Airport is located 11 miles away. The main arterial roads and motorways are within easy access



Connectivity

By Road

- 33 mins to **Heathrow**
- 28 mins to **M25 J16**
- 18 mins to **M1 J1**
- 17 mins to **A40**
- 28 mins to **M40 J1A**
- 14 mins to **North Circular Rd**

By Rail from Harrow on the Hill

- 29 mins to **Bond Street** (via Jubilee)
- 16 mins to **Marylebone**
- 25 mins to **Kings Cross**
- 20 mins to **Baker Street**



The Property

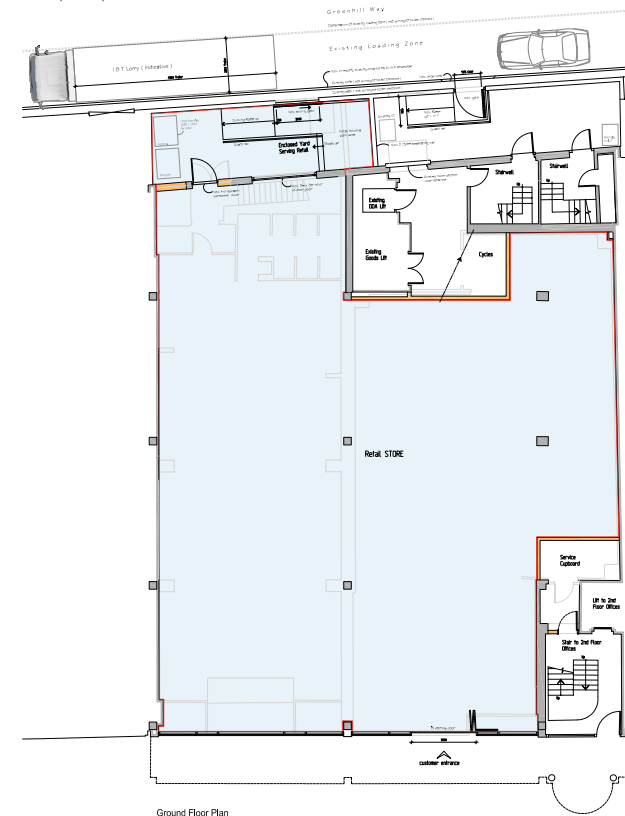
The B&Q Store comprises a ground floor retail unit of 5,005 sq.ft. (465 sq.m.) together with a small secure yard space to the rear, accessed from Greenhill Way.

The property is offered for sale, freehold, with the benefit of the B&Q lease and rental income.

The upper parts are not included in the sale and will be retained by the sellers on a new 999 year headlease at a peppercorn ground rent.

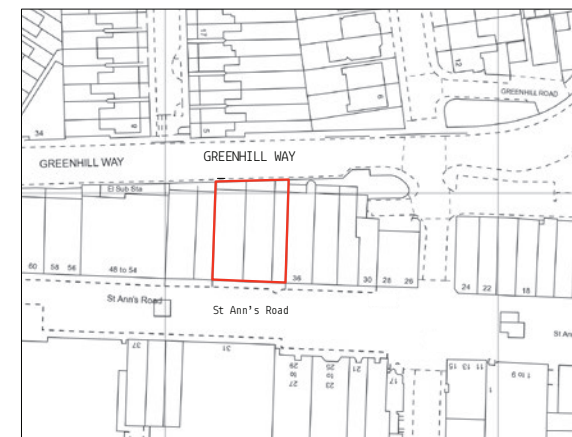


Ground floor (Retail)



Ground Floor Plan

Location plan



Proposal

The property is to be sold freehold with the benefit of the B&Q lease and rental income. The upper parts are not included in the sale and will be retained by the sellers on a new 999 year headlease at a peppercorn ground rent.

Price upon application.

RENTAL & INCOME

The ground floor unit has been let to B&Q Ltd on a Full Repairing & Insuring lease for term of 10 years from 02/09/22 at a current passing rent of £175,000 per annum.

The rent increases in Year 6 to £197,996.43 per annum. The lease provides for a tenant only break option at the end of the 5th year, subject to 6 months prior written notice.

COVENENT

B&Q Ltd reported a Jan 2022 year end turnover of £4.05b (up £456m from y/e 2021) and pre-tax profits of £299.9m.

The company has net assets of £2.53b.

VIEWING

The building can be viewed strictly by prior appointment via sole selling agents, Chamberlain Commercial.

CONTACT

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