

Commercial Investment - Harrow, HA2

FOR SALE

2 Middle Road Harrow on the Hill, Harrow, HA2 0HL

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Let to a private individual on a 10-year lease expiring January 2034 with a current passing rent of £16,950 per annum
- Situated in popular part of Harrow surrounded by a mix of commercial and residential properties
- Arranged over ground floor and basement, currently trading as a barbershop
- A sale at £195,000 would represent a GIY of 8.69%

Location

The property is located on Middle Road, at the junction with Roxeth Hill (A4005) and Northolt Road (A312). Northolt Road (A312) provides access to A40 and in turn the M25 motorway. Harrow-on-the Hill rail and Underground station is situated 0.8 miles to the north.

Please note all times and distances given are approximate only.

Description

A prominent corner property in a mixed commercial and residential area. The property is arranged over ground floor and basement. The ground floor is currently trading as a barbershop. The commercial unit has been fitted out to a good specification, with the property being situated in a busy and popular area of Harrow with nearby occupiers including a wide range of local and independent retailers.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Tenure

Leasehold. To be sold by way of a 999-year lease from completion at a peppercorn ground rent.

Terms:

Offers are invited in excess of £195,000, which represents a gross yield of 8.69%.

Viewings:

Viewings are strictly by appointment through joint agents Harston&Co or Savills.



Price:

Offers in excess of £195,000

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