

Lot 21–22

3, 3a & 3b Shaftesbury Parade,
Shaftesbury Avenue, Harrow,
Middlesex HA2 0AJ

GUIDE PRICE: 3,3A: £450,000
3B: £150,000



**FREEHOLD PUBLIC HOUSE INVESTMENT AND
SEPARATE SELF-CONTAINED FLAT**

This freehold investment property consists of a spacious busy public house currently let on a 25 year full repairing and insuring lease to Upper Deck Ltd starting in May 2011 at an initial rent of £40,000 pa. The lease includes pre-determined rent reviews and the rent will rise to £45,000 pa in Year 3, £50,000 in Year 4 and Year 5 is an open market review with 5 year reviews from then onwards. The lease is inclusive of the first floor flat. The tenant is a multiple operator that we understand currently trades from 5 different sites. The property is a mid terraced building of traditional brick construction under a pitch tiled roof that is arranged over three stories and forms part of a popular parade including local traders as well as Tesco's and McDonalds. 3b is a self-contained second floor flat that offers two bedroom accommodation and has been refurbished. The property is currently let on an AST producing £10,500 pa. The Auctioneers reserve the right to sell these lots either individually or collectively.

ACCOMMODATION

3, 3a: Extensive ground floor public house approx 1600 sq ft with a two bedroom Manager's flat above
3b: Landing, open plan lounge/kitchen 19'2" x 10', bedroom one 13'8" x 9'7", bedroom two 8'5" x 7'3", bathroom

TENURE

3, 3a: Freehold
3b: Leasehold – new 125 year lease

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611
Council Tax Band: both flats B

VENDOR'S SOLICITORS

Tom Edwards, Winckworth Sherwood, Minerva House,
5 Montague Close, London SE1 9BB, 020 7593 0232

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN