

Lot 11

93/93a High Road, Wealdstone, Harrow, Middlesex HA3 5DL GUIDE PRICE: £350,000



FREEHOLD INVESTMENT OPPORTUNITY WITH INVESTMENT INCOME

This interesting commercial investment opportunity comprises of two shops, both producing investment income and a further two flats above that have been sold off on long leasehold basis. The shops are currently let individually to a barber and to an internet café operator. The barber's shop is let on a 15 year lease from 2009 and the internet café on a 10 year lease from 2009 both on a full repairing and insuring basis at £12,000 pa each. The two flats produce £100 pa each by way of ground rent, thus the total passing rent is £24,200 pa and the property is sold with the benefit of this investment income. The properties are situated within the heart of Wealdstone Town Centre.

ACCOMMODATION

No 93: overall site area approx 713 sq ft

No 93a: overall site area approx 657 sq ft

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611

Adopted Rateable Value: No. 93 - £7600, No. 93a - £7900

VENDORS SOLICITORS

Peter Francis

Malcolm Dear Whitfield Evans

297-299 Kenton Lane

Harrow, Middlesex

020 8907 4366

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN