

# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London,

**HA1 2AW**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London,

## HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



### Property Information

#### Town Centre Public House Investment

- Let to J D Wetherspoon plc until 2036 (subject to option)
- Tenant in Occupation Since 1991
- Town Centre Location in Affluent North-West London Suburb
- 150m from Harrow-on-the-Hill Railway Station and 250m from St Ann's Shopping Centre with Occupiers such as Marks and Spencer, H.Samuel, Boots, Caffe Nero, Moss Bros and The Works
- Nearby Occupiers include McDonald's, Domino's, Savers and an Eclectic Mix of Local Retailers

#### Lot

29

#### Auction

25th September 2024

#### Rent

£86,250 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

11 miles north-west of Central London, 8 miles south-east of Watford, 9 miles north-east of Uxbridge

##### Roads

A40 (Western Avenue), M11, M25, M40

##### Rail

Harrow-on-the-Hill Mainline Railway Station and Underground (Metropolitan Line)

##### Air

London Heathrow Airport, Luton Airport

#### Situation

Harrow is an affluent North-West London suburb and is well known for the prestigious Harrow School. The property is situated in the heart of the town centre on the west side of the busy part pedestrianised Station Road within the established leisure pitch. St Ann's Shopping Centre is 250m away with occupiers such as Marks and Spencer, H.Samuel, Boots, Caffe Nero, Moss Bros and The Works. Other nearby occupiers include McDonald's, Domino's, Savers and an eclectic mix of local retailers.

#### Tenure

Virtual Freehold.

#### Description

The property comprises public house accommodation on the ground floor with ancillary accommodation in the basement and forms part of a larger building.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London,

**HA1 2AW**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Basement Ground	Ancillary Public House	33.50 190.50	(361) (2,051)	J D WETHERSPOON PLC (1)	20 years from 15/02/2016 until 2036 (2)	£86,250	15/02/2026 (14/02/2036)
<b>Total Approximate Commercial Floor Area</b>		<b>224.00</b>	<b>(2,412)</b>			<b>£86,250</b>	

(1) For the year ending 30/07/2023, TSB Bank PLC (GRN:SC095237) reported a turnover of £1,925,044,000, a pre-tax profit of £90,511,000 and a net worth of £392,953,000 (source: Northrow 14/08/2024). The tenant has been in occupation since 1991.

(2) The tenant occupies the property by virtue of a 25 year lease from 15th February 1991 until 14th February 2016 and a reversionary lease from 15th February 2016 until 14th February 2031. The reversionary lease is subject to a tenant option to determine the lease on 15th February 2026.

# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London, HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London, HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London, HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London, HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London,

## HA1 2AW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





# Lot 29, The Moon on the Hill, 373 to 375 Station Road, Harrow, London,

**HA1 2AW**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

#### JPC Law LLP

Omni House, 252 Belsize Rd

London

NW6 4BT

0207 644 7290

#### Michael Cohen

0207 644 6099

[mcohen@jpcclaw.co.uk](mailto:mcohen@jpcclaw.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024