

23 High Street Harrow & Wealdstone, Middlesex HA3 5BY

lot 7

Freehold Retail and Residential Investment

- Entirely let to Baleday Limited until 2025 (No Breaks)
- Prominent position on busy High Street
- Fixed rental uplift in 2020
- Close to Harrow and Wealdstone Overground, Underground and Rail Station (14 min journey to London Euston)
- Nearby occupiers include Lloyds TSB, Santander, Subway, Betfred and William Hill

Rent
£28,562
per annum
exclusive
rising to
£32,632
pax in 2020



On behalf of Joint LPA Receivers

Location

Miles: 7 miles south-east of Watford
16 miles north-east of Slough
13 miles north-west of Central London

Roads: A409

Rail: Harrow & Wealdstone Rail, Overground and Underground (Bakerloo Line)

Air: London Heathrow

Situation

The property is situated on the western side of the High Street, approximately 200 metres from Harrow and Wealdstone Overground, Underground and Rail Station, providing services to London Euston in 14 minutes. Nearby occupiers include Lloyds TSB, Santander, Subway, Betfred and William Hill.

Description

The property comprises a ground floor retail unit currently used as a betting shop with a two bedroom flat on the first and second floors accessed via the retail unit. The property benefits from a yard/garden area to the rear of the property.

Tenure
Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	92.52 sq m (996 sq ft)	BALEDAY LIMITED (1) t/a	13 years 5 months from 01/07/2012 until 31/11/2025 on a full repairing and insuring lease	£28,562 (2)	01/12/2020 (2)
First/Second	Residential – 2 Bed Flat	74.93 sq m (807 sq ft)	Agora Amusements			

Totals 167.45 sq m (1,803 sq ft)

**£28,562 rising to
£32,632 in 2020**

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Praesepe is the UK's largest chain of adult gaming centres operating from a total of 170 adult gaming centres, bingo clubs and family entertainment centres in 100 towns and cities throughout Great Britain. (Source: www.cashinogaming.com 22/04/2014)

(2) For the purposes of clarification, the current rent is £25,000 p.a.x. rising to £28,562 in December 2015 and £32,632 p.a.x. in December 2020. The Seller has agreed to adjust the completion monies so that the property effectively produces £28,562 p.a.x. from completion of the sale.

For further details please contact:

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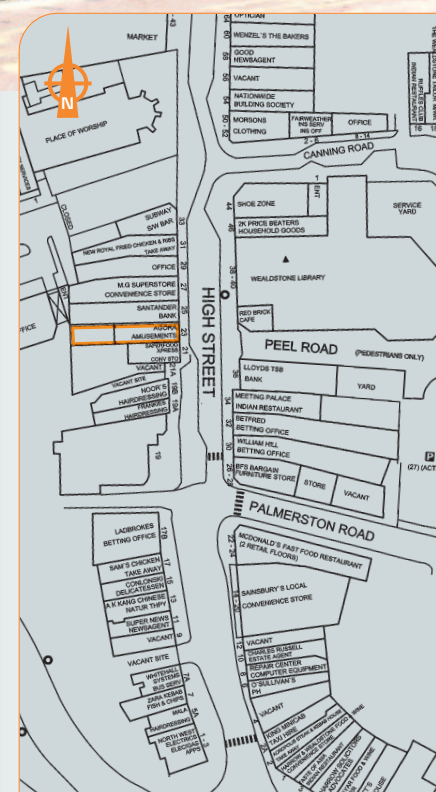
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Asset Managed By:



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