david charles
property consultants

FOR SALE



8-10 Station Parade, Kenton Lane, Belmont Circle

Harrow, HA3 8SB

Freehold parade of shops & residential ground rent investments - For sale

2,446 sq ft
(227.24 sq m)

- Parade of 3x prominent shops & residential ground rent.
- Outstanding Rent Reviews / Reversionary rents on all 3 units.
- Car Park to the rear with development potential STPP.

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Summary

Available Size	2,446 sq ft
Price	Offers in excess of £1,000,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The portfolio comprises of the freehold and long leasehold interest of 3 mid-terraced shops and uppers situated in a prominent position on Station Parade at its junction with Belmont Circle roundabout. Nearby retailers include Tescos, Wenzels, and Costa Coffee. The aerial photos above show a self-dedicated car park to the rear of the portfolio.

Location

Belmont Circle is a well-known parade locally within the commuter town of Harrow. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8 Station Parade	635	58.99	Available
Unit - 9 Station Parade	635	58.99	Available
Ground - 10 Station Parade	602.95	56.02	Available
Unit - 10 Station Parade (basement)	746.46	69.35	Available
Total	**2,619.41**	**243.35**	

Tenancy Schedule / Income

8 Station Parade ground floor shop with basement and parking let to Mortgage and Life Ltd at a rent of £18,000.00 per annum lease 10 years from July 2017 review at the 5th year (not implemented). The lease is outside the act.

8a Station Parade residential sold on a long lease for a term of 125 years from December 2004 £50.00 for the first 30 years £100.00 for the next 30 years and £200.00 for the remainder.

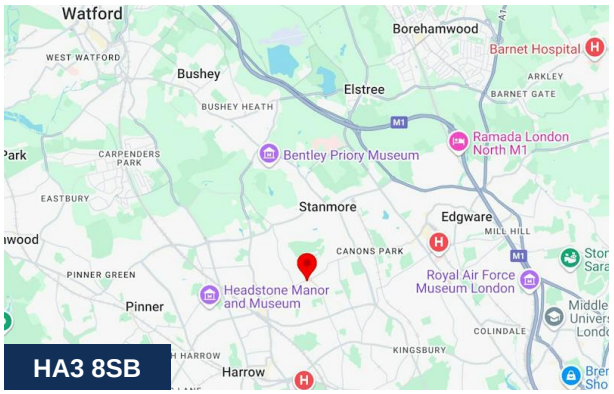
9 Station Parade ground floor shop let to Ladbroke and Gaming Ltd at a rent of £15,000.00 per annum with the tenant holding over under a lease which expired 2014.

Basement 9 Station Parade let to a local drama group who are responsible for paying the business rates. We understand that the drama group will vacate when necessary subject to contract.

10 Station Parade ground floor shop with basement and garage let to Mr. Miah (Indian Restaurant) for a term of 20 years from September 2009 subject to 4 yearly rent reviews at a rent passing of £18,000.00 per annum payable from 2025.

Tenure

The Client owns the freehold of 8/8a Station Parade and a long leasehold interest of 9 and 10 Station Parade which is for a term of 999 years from December 1995 with 3 parking spaces also held on a 998 year head lease from December 1996.







Viewing & Further Information



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Floor Plans

https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/a79887c088f85d1a7444c4f72c8bd2a6-floor-plan-8-station-parade.pdf

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