david charles
property consultants

FOR SALE



14, 14A & 14B Station Parade

Kenton Lane, Harrow, HA3 8SB

Rarely Available Freehold Mixed Use Building With Residential Upper and Lower Parts

2,770 sq ft

(257.34 sq m)

- Lower ground floor flat.
- 1st & 2nd split level flat.
- Scope to reconfigure the upper parts to provide additional units plus additional storey STPP.
- ERV Ground Floor £30,000.00 per annum.
- LGF & Uppers previously generating £40,000.00 per annum.

14, 14A & 14B Station Parade, Kenton Lane, Harrow, HA3 8SB

Summary

Available Size	2,770 sq ft
Business Rates	Upon Enquiry
EPC Rating	D

Description

This building comprises of an end of terrace freehold mixed use building with the ground floor fitted out as a public house. The lower ground floor of the building comprises of a cellar and separate residential apartment. The upper parts are accessed from the rear of the building and comprises of a spacious split level flat in excess of 1,000 sqft. The building presents an ideal opportunity for an investor or HMO developer to reconfigure the upper parts whilst either occupying the ground floor or looking to let the premises to an alternative occupier. Belmont Circle is busy parade with a mixture of local and independent operators. There is also another public house within 377 ft of the building (2 min walk).

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. Nearby occupiers include Ladbrokes, Tescos, The Cardamon Club, Asda on The Move and the Life of Reilly Public House.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Cellar	233	21.65	Available
Lower Ground - (Residential)	358	33.26	Available
Ground - Commercial (Public House)	869	80.73	Available
1st - (Residential)	655	60.85	Available
2nd - (Residential)	655	60.85	Available
Total	**2,770**	**257.34**	

Viewings

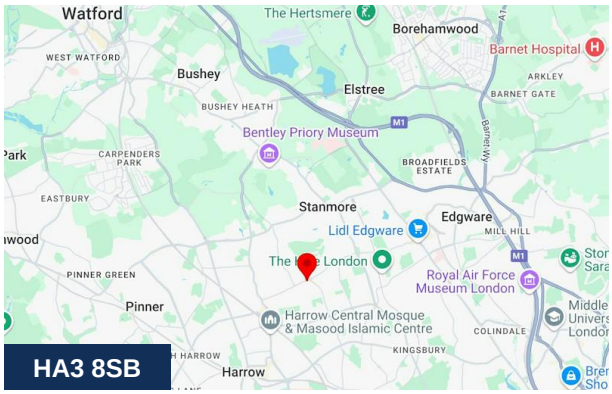
Strictly through sole agents via prior appointment.

Terms

The entire freehold of the building is to be sold with vacant possession.

Price

£975,000.00





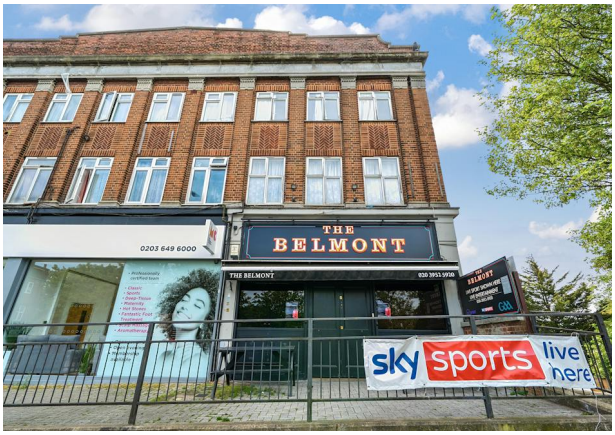


Viewing & Further Information



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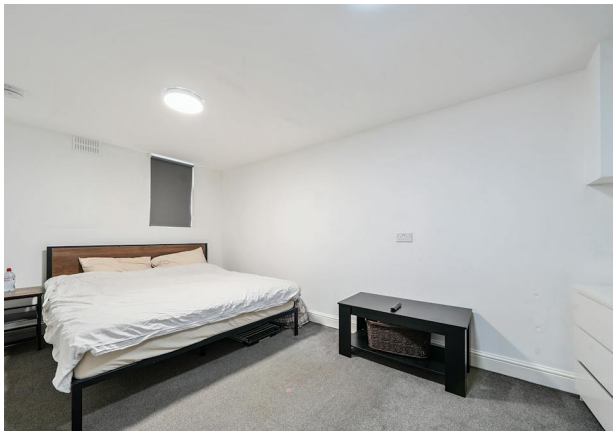








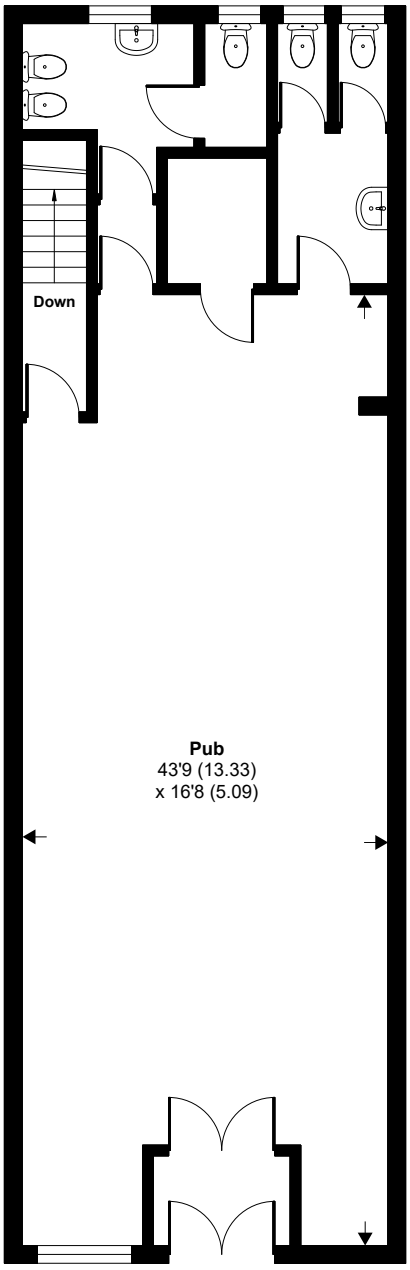




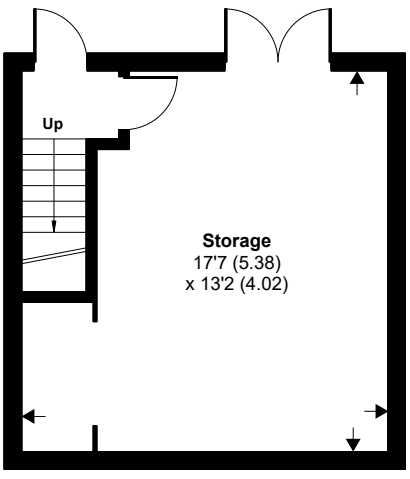
Kenton Lane, Harrow, HA3

Approximate Area = 2770 sq ft / 257.3 sq m

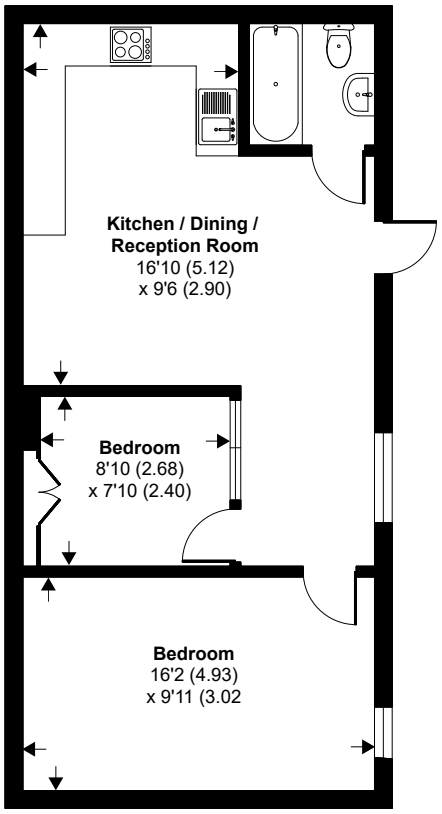
For identification only - Not to scale



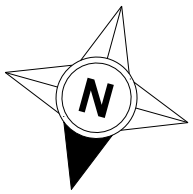
GROUND FLOOR

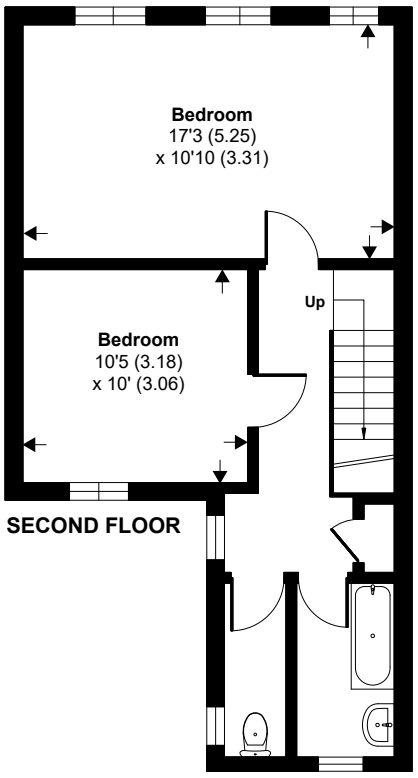


LOWER GROUND FLOOR

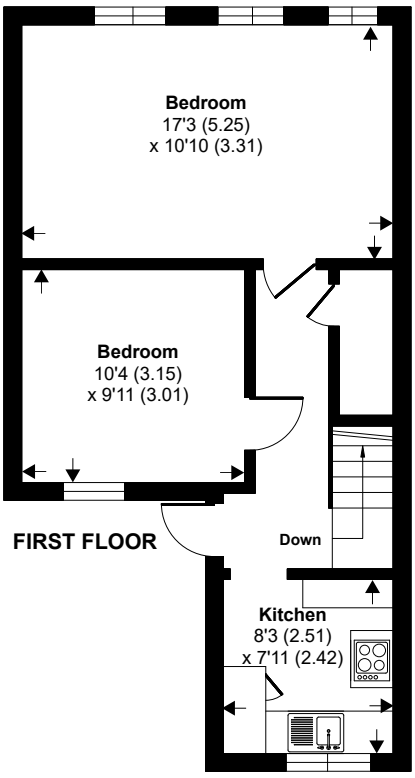


LOWER GROUND FLOOR





SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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