

Lot 17

26/28 High Street, Wealdstone,
Middlesex HA3 7AB
GUIDE PRICE: £500,000



IMPOSING CORNER BUILDING WITH PLANNING GRANTED FOR DEVELOPMENT

This prime corner site is located in the heart of Wealdstone Town Centre. Planning permission has been granted by the Local Authority under Ref P/302709 for a part conversion, part new build development to provide a new commercial unit for retail, business or medical use on the ground floor (Class A1-A5, B1 or D1) together with change of use of the existing first floor offices and use of upper floors as 6 residential flats. The mix of accommodation would be for 2 x studio apartments and 4 x one bedroom apartment together with bin store, cycle parking, external alterations and retention of ground floor front shop unit with Class A1 usage. The development will allow for a 2/3 storey rear extension including dormer windows on the side elevation. Copies of all the drawings are available for inspection at the offices of the Auctioneers. The existing building currently produces a total rental

income of £26,040 pa. The retail shop unit is let for a period of 8 years at an annual rent of £12,000 pa. There is a break clause on the 2nd March 2014. The first floor is currently utilised as offices producing £5040 pa in total and the second floor is currently a residential flat let on an Assured Shorthold Tenancy from 10th November 2010 at a rental of £750 pcm (£9,000 pa). The property is sold with the benefit of this ongoing income.

ACCOMMODATION

Ground Floor: total shop area approx. 1640.42 sq ft
First Floor: 3 offices, kitchen, WC
Second Floor Flat: Two bedrooms, living room, kitchen, bathroom

CURRENT TENANCIES

GROUND FLOOR

The retail shop is let to Light Rock Ltd for a period of 8 years at a rental of £12,000 pa. There is a break clause due on 2nd March 2014

FIRST FLOOR

Offices – two rooms are let to Mr J Thiagarajah at a rental of £3,120 pa. One further room is let to Mr A Roble at a rental of £1,920 pa.

SECOND FLOOR

currently a residential flat that is let on an AST from 10th November 2010 at a rental of £750 pcm (£9,000 pa)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow
020 8863 5611

RATEABLE VALUE

Ground floor shop area: £19,500
Council Tax Band: Flat 26b: C

VENDOR'S SOLICITORS

Matthew Arnold & Baldwin
21 Station Road
Watford, Herts
WD17 1HT
01923 202020

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS



Ferrari Dewe & Co, 102 College Road, Harrow, Middlesex HA1 1ES
020 8427 4288



STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID