

Lot 17

49b Tudor Road,
Wealdstone, Harrow HA3 5PQ

GUIDE PRICE: £50,000



STARTING BID

FINAL BID

NOTES

VIRTUAL FREEHOLD INVESTMENT PRODUCING £5,000 PA

This virtual freehold investment consists of a lock-up shop unit of approximately 229 sq ft that is currently trading as Roy's Furniture at an annual rent of £5,000 PA. We understand that the lease commenced in 26 May 2008 for a 5 year term that includes a break clause. We believe that the current tenant has been trading out of the premises for a long term period prior to this lease being signed. The property is sold with the benefit of the investment income. Tudor Road serves a predominately residential district and is situated off Leighton Road within easy reach of Wealdstone Town Centre and Harrow Town Centre is located approximately 1 mile distant.

ACCOMMODATION

Shop unit: overall approx 229 sq ft (21.3 m²)

TENURE

Leasehold: 999 years
Ground Rent: £50 PA

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611
Adopted Rateable Value: £2325

VENDORS SOLICITORS

Satpaul Dard
Shoosmiths
1st Floor, Witan Gate House, 500-600 Witan Gate West
Milton Keynes MK9 1SH
08700 868300

VIEWING TIMES

By appointment through the Auctioneers

An EPC has been applied for in relation to this lot

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■