

Lot 5

49 Tudor Road, WEALDSTONE,
Harrow HA3 5PQ

GUIDE PRICE: £375,000 PLUS



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

This freehold investment consists of two lock up shop units with a pair of two bedroom flats above. The property is presented in good order throughout and we understand that the flats have gas central heating and double glazing. The flats consist of one bedroom and two bedroom units. The property is income producing and provides an excellent opportunity for an investment purchase.

TENANCY SCHEDULE

49: Trading as Shiv Food and Wine on a 15 year full repairing and insuring lease from May 2003 with five yearly rent reviews, thus the next review due in May 2008. The rent is currently set at £6000 per annum.

49a: Trading as Roys Furniture and currently on an annual licence at a rent of £4500 per annum. We understand that the tenant has agreed to take a ten year lease from August 2007 which would include a six months notice period at any time during the term. The passing rent will increase to £5000 in May 2008 and thereafter on five yearly reviews.

Flat One: Let on a guaranteed rent scheme to Acton Housing Association at £8832 per annum until August 2008.

Flat Two: Let on an AST at £6000 per annum until March 2008.

LOCATION

Wealdstone is located approximately one mile from Harrow Town Centre.

Tudor Road serves a predominantly residential district and is situated off Leighton Road.

ACCOMODATION

Shop Unit at 49 has an overall retail 60.6 sm (652 sf) and internal storage area 9.2 sm (99 sf). Shop Unit at 49a has an overall 21.3 sm (229 sf). Flats provide one and two bedroom accommodation

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow: 0208 863 5611

ADOPTED RATEABLE VALUE

49: £5100 49a: £2325

POPULATION & EMPLOYMENT

The last recorded figures show an employment rate in the area of 69% with a local urban population of 206,643.

VENDORS SOLICITORS

Ravi Solicitors
457b Alexandra Avenue, Rayners Lane, Harrow, Middlesex HA2 9RY
0208 426 1178

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■