

# Lot 6

10 – 14 Canning Road, WEALDSTONE, Harrow, Middlesex HA3 7SJ

**GUIDE PRICE: £195,000**



## VACANT COMMERCIAL PREMISES IN POPULAR LOCATION

This imposing commercial premises with wide frontage is currently arranged as an office and lock up shop unit. The property is offered with full vacant possession of the ground floor. The first floor flat which consists of a two bedroom, two bathroom dwelling has been sold on a long leasehold from 27/02/04 for a period of 125 years at a ground rent payable of £100 per annum, which is on a rising basis. The ground floor currently has an A1 rating and in our opinion, there is a case to create an A2 rating, on the basis that the majority of users on the parade have an A2 rating.

### LOCATION

Harrow is a major commercial and retail centre located 10 miles north west of central London, 8 miles south east of Watford and 3 miles north of Wembley. Road communications are excellent being located on the A404 and with the A40/M40, M25, M4 and M1 motorways within easy reach. Rail services to London Euston are available in approximately 33 minutes. Wealdstone is located approximately one mile from Harrow Town Centre.

Canning Road is located directly off Wealdstone High Street with its trading facilities that include blue chip traders such as Nationwide, Boots, Halifax, Abbey, Mcdonalds, Ladbrokes and Iceland.

### ACCOMMODATION

The premises overall offers 68.8 sq meters of space (740 sq ft). The unit has been subdivided to provide a self contained office, kitchen and store room to one side and a lock up shop unit to the other part. This can be easily reinstated by the purchaser if required. We understand that the vendor has recently spent over £30,000 refurbishing the premises to a high standard.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Harrow: 0208 863 5611

### ADOPTED RATEABLE VALUE

£7,500

### 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

Mr M. Cohen  
Porter Crossick Solicitors  
8a –10a Kilburn Bridge, London NW6 6HT  
0207 625 4424

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■