



Northolt Road, South Harrow, HA2 8HR

Auction Guide £400,000



Northolt Road

Harrow, HA2 8HR

- Ground floor lock-up restaurant with extensive internal layout
- Current rent: £39,000 per annum
- Newly granted lease expiring September 2043
- Fully fitted kitchen and customer WC facilities
- Immediate 'exchange of contracts' available. Being sold via 'Secure Sale'
- Let on a 20-year lease from September 2023
- Rent reviews every 5 years (upward-only)
- Use Class E – suitable for restaurant and retail
- High footfall location in central South Harrow & Close to South Harrow (Piccadilly Line) Station
- Sold with tenant in situ

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. An excellent investment opportunity – a ground floor lock-up restaurant with extensive frontage, situated in a high footfall location in central South Harrow. The property is let on a newly granted 20-year lease from September 2023 at a current rent of £39,000 per annum, with upward-only rent reviews every five years. Sold with tenant in situ, the premises features a spacious internal layout including a fully fitted commercial kitchen, customer WCs, and service/storage areas. Benefitting from Use Class E, the unit is suitable for restaurant or retail use and is located just moments from South Harrow Station (Piccadilly Line).



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Internal Layout

The unit spans the full depth of the building and is arranged as follows:

Front dining/customer area with direct street access

Central servery/counter and open floor area for seating or takeaway service

Fitted commercial kitchen with stainless steel prep areas and extract

Rear storage/utility rooms

Three WCs including two for customer and one for staff use

Rear access point for deliveries/staff entry

Tenancy Details

Term: 20 years from 18th September 2023 to 19th September 2043

Passing Rent: £39,000 per annum

Rent Reviews: Every 5 years (upwards only)

Use: Restaurant/Café (Use Class E)

Lease excludes security of tenure (contracted out)

Tenant responsible for internal repairs, decoration, utilities and insurance rent.

Location

Situated on the busy Northolt Road (A312) in Harrow, the property benefits from a high-visibility location with strong footfall.

Just a 3-minute walk to South Harrow Underground Station (Piccadilly Line)

Close to Aldi, Iceland, Waitrose and a variety of independent retailers

Good local schools and residential catchment area

Nearby public parking and excellent bus connections

Auctioneer Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band -

Freehold

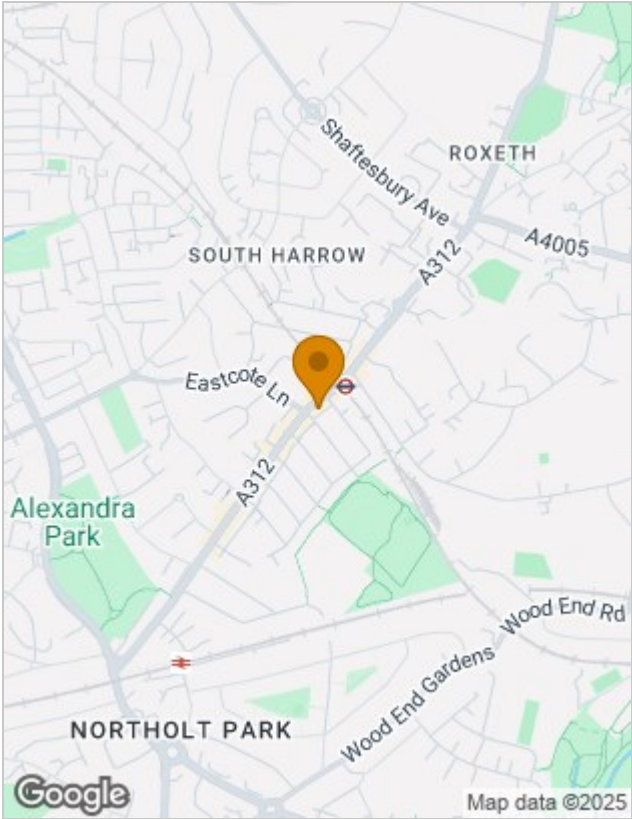




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.