



195 & 195A Kenton Road

Harrow, HA3 0HD

Rarely Available Mixed Use Freehold Investment Opportunity

4,293 sq ft
(398.83 sq m)

- Freehold Shop, Rear Office & Uppers
- Retail Unit income producing £25,000.00 pax let until 2036 with outstanding Rent Review.
- Reversionary Rent on AST's subject to contract.
- 0.3 miles from Northwick Park Station (Metropolitan Line)
- 0.1 miles from Kenton Station (Bakerloo & Overground Lines)
- Total income £110,000.00 per annum.

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Summary

Available Size	4,293 sq ft
Price	£2,225,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The building comprises of an end of terrace freehold shop and uppers with an extension to the rear. To the front of the building at ground floor there is a vacant retail unit let to Andrews Estate Agents. The extension to the rear at ground floor comprises of office space at ground floor with flat 4 flats above interlinked with the original building.

The building is currently producing a total rental income of £110,000.00 per annum.

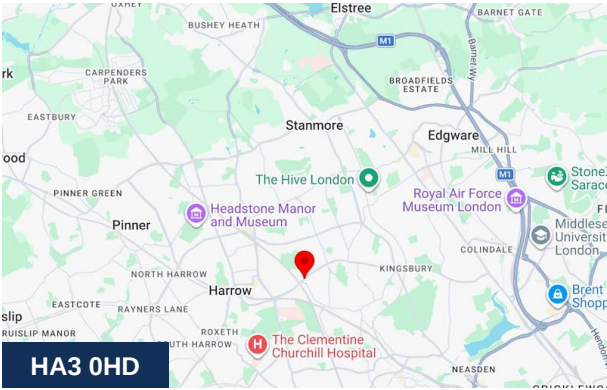
Location

The building is located on the Kenton Road a major thoroughfare connecting Harrow & Kingsbury (A4006). The building runs along Draycott Avenue to the rear where their a separate self dedicated entrance to the residential upper parts and offices. The property has excellent connectivity, being just 0.1 miles from Kenton Station (Overground & Bakerloo Lines) and 0.3 miles from Northwick Park Station (Metropolitan Line). The journey to Central London is only 30 minutes by train or 10 miles by car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	937	87.05	Occupied
Ground - Rear Offices	825	76.65	Occupied
1st - Flat 2 Onyx Court	550	51.10	Occupied
1st - Flat 3 Onyx Court	775	72	Occupied
2nd - Flat 4 Onyx Court	656	60.94	Occupied
2nd - Flat 5 Onyx Court	550	51.10	Occupied
Total	4,293	398.84	



Viewing & Further Information



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