

LOT 9

LONDON

**576 - 580 (INCLUDING 580A & 580B)
HARROW ROAD, W10 4NJ**

- Freehold commercial investment/development opportunity
- Prominent corner building
- Development potential (subject to consents)
- Asset management opportunities
- £24,400 per annum (2) (plus four vacant retail units)

DESCRIPTION

A prominent Grade II Listed corner building of traditional construction beneath a pitched roof including a spire. The building is arranged as five ground floor retail units, four of which could be combined to provide a larger single retail premises subject to obtaining the necessary consents. Excluding the four retail units at the front and side of the building, the remainder of the ground floor and upper floors are arranged as a boxing gym and recreational area but could offer future development potential, possibly for residential, again subject to obtaining the necessary consents. The upper floors and some ancillary/storage area at basement level and a section of the ground floor, including a rear yard area are at present subject to a Lease. There is secondary access to the upper floors from the side accessed from First Avenue. Externally there is a rear yard.

Note - the building is subject to ongoing litigation with the tenant regarding outstanding repairs and a full summary of the current position is contained within the legal pack.



LOCATION

- Summary:** The building commands a prominent corner position within a busy west London shopping thoroughfare
- Miles:** Central London 4 miles, Hammersmith 3.5 miles
- Rail:** Paddington Station 2 miles, Westbourne Park Underground Station
- Nearby Occupiers:** A wide variety of independent traders

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

No EPC required (Listed Building)

PLANNING

Westminster City Council (020 7641 6500) www.westminster.gov.uk. The property may offer future development potential subject to obtaining the necessary consents.

ADDRESS	TENANT	FLOOR	USE	SQ M	SQ FT	LEASE TERMS	RENT £ PA
576	All Stars Youth Club Ltd	Ground First Second Basement	D2	527.67	5,680	30 years from 21/05/1981 (holding over) (1)	£24,400 (2)
578	Vacant	Ground	Retail Ancillary	76.64	825	Vacant	
580	Vacant	Ground	Retail	34.00	366	Vacant	
580A	Vacant	Ground	Retail	13.19	142	Vacant	
580B	Vacant	Ground	Retail	18.77	202	Vacant	
TOTAL				670.27	7,215		£24,400 (2)

(1) Under the direction of a Court Order dated 16/08/2017 a new 15 year lease has been awarded to the tenant (refer to legal pack).

(2) An Independent Expert has been appointed to determine the rent for the new lease (refer to legal pack).

The auctioneers have not measured the property. All areas have been provided by the vendor, on a GIA basis and are for guidance purposes only. They should not be relied upon. The site plan is for identification purposes only and may not represent the exact boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack.



Seller's Solicitor

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