

# Property Particulars



Commercial Property Consultants

## FREEHOLD INVESTMENT FOR SALE

5/5A Alexandra Parade, South Harrow, HA2 8HE



- Reversionary Commercial Lease ( Expiring September 2019)
- Current Shop Rent £9,000 per annum
- Short Residential Lease over (expiring 2081) Ground Rent £50 per annum rising
- Prominent and popular parade position opposite ASDA and close to South Harrow Station.

**£190,000 FREEHOLD**

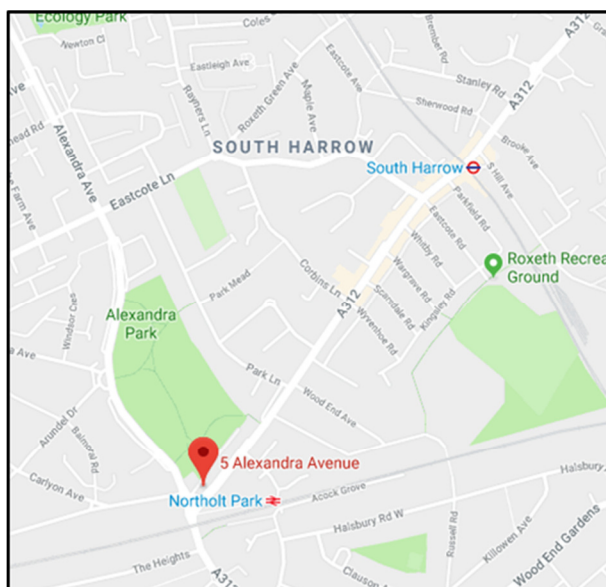
These particulars are intended only as a guide and must not be relied upon as statements of fact.  
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

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Perry Holt & Co Ltd t/a Perry Holt & Co is registered in England & Wales, No. 5381868 Registered Office: Verulam Point, Station Way, St Albans, Herts AL1 5HE

## Location



## PRICE

£190,000 for the freehold interest, subject to contract.

## LEASES

### Commercial

- 15 year lease expiring September 2019 on effective FRI terms.
- Current rent of £9,000 per annum
- Current use is hair fashion

### Residential

- 99 year lease from 2nd March 1982 at a current ground rent of £50 per annum
- The lease is approximately 62 ½ years unexpired
- Duplex flat

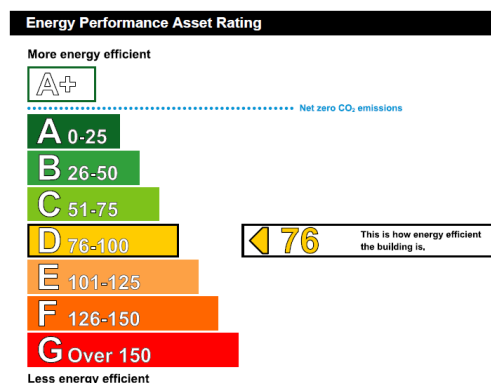
## VAT

We understand VAT is not currently payable on the rent or purchase prior

## VIEWING

Strictly by appointment through joint sale agents:

LP and M 01923 255888  
Perry Holt & Co 01923 239080



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