

FOR SALE

FULLY LET INCOME PRODUCING INVESTMENT IN SOUTH HARROW

MILI'S SHOPPING MALL 259-261 Northolt Road, South Harrow, Harrow HA2 8HS



Features

- 1,992 - 3,267 Sq Ft (185.06 - 303.5 Sq M)
- £1,900,000 for the Freehold
- 10 x Retail Kiosks
- 2 x First Floor Flats
- Net Rent Approx £133,000 per annum
- Scope for Active Asset Management

Summary

Attractive property investment for sale in this vibrant and sought after specialist retail location close to South Harrow Underground Station in North West London.

Mili's shopping mall is spread over two large former shops and consists of 10 kiosk style retail units which are let on short term unprotected leases. At first floor level there are 2 newly refurbished flats which are let on assured shorthold tenancy agreement.

The property offers scope for rental growth and improvement on the net receivable rent through active asset management.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

FOR SALE

FULLY LET INCOME PRODUCING INVESTMENT IN SOUTH HARROW

MILI'S SHOPPING MALL 259-261 Northolt Road, South Harrow, Harrow HA2 8HS

Location

South Harrow's vibrant Northolt Road is a specialist retail area with a broad range of shops supplying the local and ethnically diverse area. There are established and successful grocery stores, jewellery shops and restaurants trading alongside national tenants such as Lidl, Waitrose, Costa, KFC, Wenzels, Poundland and Nando's.

Description

At ground floor level the arcade is 1,992 sq ft and has 10 lock up retail units with electric security roller shutter doors and glazed shop front. The entire mall is air conditioned and has full CCTV security, LED lighting and tiled floors. There are communal WC's and a rear storage yard.

The first floor flats have a front entrance on Northolt Road and are generous in size totalling 1,275 sq ft and comprising 1 x 2 bedroom flat and 1 x 3 bedroom flat.

Accommodation

A full tenancy schedule with floor areas is available from Chamberlain Commercial.

Tenure

Freehold

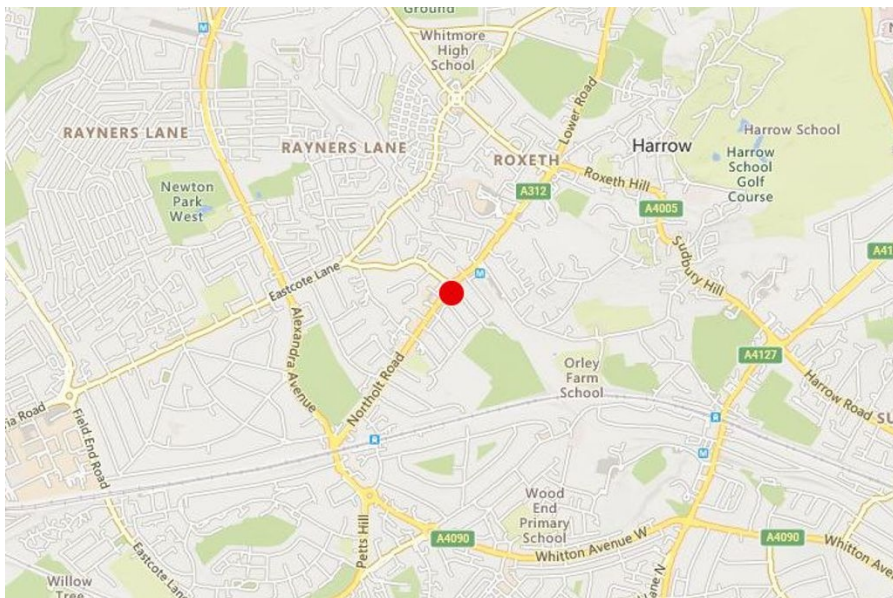
Terms

The gross annual rent is currently £162,340 per annum. The commercial rents are inclusive of utilities and insurance. The current net rental income is £132,540 per annum.

Freehold for sale. The guide price is £1,900,000 (One Million Nine Hundred Thousand Pounds). VAT may be applicable.

Business Rates

The individual retail units are generally exempt from business rates through small business relief.



For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

FOR SALE

FULLY LET INCOME PRODUCING INVESTMENT IN SOUTH HARROW

MILI'S SHOPPING MALL 259-261 Northolt Road, South Harrow, Harrow HA2 8HS

EPC

Energy Rating C.

Viewing

Strictly by prior appointment via sole selling agents Chamberlain Commercial.
Contact 020 8429 6899

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com