

REFERENCE: 8112 – Ferrari Dewe & Company Property Consultants, Harrow



Freehold A2/Office Investment Let to Ferrari Dewe & Company Property Consultants - Harrow

ADDRESS: Ferrari House, 102 College Road, Harrow, Middlesex HA1 1BQ

- Let to tenant trading as Ferrari Dewe & Company Property Consultants
- The property benefits from parking for about 15 cars.

- Located close to Harrow-on-the-Hill Underground and Harrow Bus Station

LOCATION

Estimated District Population: 214,000

Miles: 10 miles north-west of Central London

Roads: A40, A404, A406, M1, M40

Underground: Harrow-on-the-Hill (Metropolitan Line)

Air: Heathrow

SITUATION

The property is located in a prominent location on College Road, which itself is located off Station Road in the heart of Harrow town centre. St George's and St Ann's Shopping Centres are both located a short walk away. Nearby: Abbey, Britannia Building Society, Brook Street (UK), Costa Coffee, Daewoo, First National Bank, Job Centre Plus, Pizza Express, Regus UK, Spar (UK) and several major retailers based in St Ann's Road, St Ann's Shopping Centre and St George's Shopping Centre.

DESCRIPTION

ESTATE AGENT/A2 OFFICE BUILDING arranged on the ground floor and basement with self-contained offices arranged on the first, second and third floors accessed from College Road. The property benefits from parking for about 15 cars.

ACCOMMODATION:

Ground Floor (Estate Agents /Ancillary) : 1,045 Sq. Ft., Basement (Ancillary): 135 Sq. Ft., First Mezzanine (Offices) : 1,825 Sq. Ft., Second Mezzanine (Offices) : 1,825 Sq. Ft., Third Mezzanine (Offices) : 1,235 Sq. Ft., Total Commercial Area: 6,065 Sq. Ft.

TENANCY

Let to J FERRARI, P FERRARI & A FERRARI (T/A FERRARI DEWE & COMPANY PROPERTY CONSULTANTS) for a term of 35 years from 6th May 1982, FRI at a rent of £78,850 p.a. Rent review is in 2012. The lease provides for the tenant to renew their lease for a further 15 years at the end of the term. We understand that the tenant has sub-let the upper floors.

RENT: £78,850 p.a. **TENURE:** Freehold **VAT IS:** Not Applicable

PRICE: Offers in excess of £1,250,000 – 6 % Net

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