

REFERENCE: 5029 -Kenton



## Freehold Development Site – Kenton, Harrow, 48,000 Sq.Ft.

ADDRESS: 118-132 Kenton Road, 1,3, +5 Elmwood Avenue,+ Land to rear

- 48,000 Sq. Ft fronting Kenton Road
- All Shops on short occupational leases.
- Major Redevelopment opportunity subject to planning consents.

### LOCATION

The property is situated on busy Kenton Road (A4006).Heathrow Airport is approximately 14 miles to the south-west and the nearby A40, M1 motorway (Junction 1) and M25 motorway (Junction 17) provide excellent access to the national road network.

### DESCRIPTION

Parade of 9 shops, fronting Kenton road, with Hotel above together with three residential properties on Elmwood Avenue.

Total Site Area: 48,000 Sq. Ft.

Hotel comprises 43 rooms, 23 bathrooms and 10 large kitchens. The forty three rooms are as follows.

Single Rooms : 6, Double Rooms : 21,Treble Rooms : 9,Quads : 7.

### ACCOMODATION & RENT

Shop No	Sq.Ft.	Rent p.a.	Shop No	Sq.Ft.	Rent p.a.
118	1800	£22,500	126	1000	£13,000
120	800	£10,000	128	1500	£10,000
122	800	£10,000	130	1000	£15,000
124 A	400	£5,000	132	800	£10,000
124 B	400	£5,000	<b>Total</b>	<b>8,500</b>	<b>£100,500</b>
		<u>Income p.a.</u>			
9 Shops rental - all on short leases		£100,500			
Budget Hotel		£300,000			
House 1 on AST		£24,000			
House 2 on AST		£20,000			
House 3 on AST		£28,000			
<b>Total</b>		<b>£472,500</b>			

PLANNING: London Borough of Harrow

Residential planning could be available for 8 floors subject to planning consent.

PRICE: Offers in excess of £9,500,000 Freehold – 4.7% Net

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