



**195 & 195A Kenton Road**

Harrow, HA3 0HD

## Rarely Available Mixed Use Freehold Investment Opportunity

**4,293 sq ft**

(398.83 sq m)

- Freehold Shop, Rear Office & Uppers
- Retail Unit income producing £25,000.00 pax let until 2036 with outstanding Rent Review.
- Reversionary Rent on AST's subject to contract.
- 0.3 miles from Northwick Park Station (Metropolitan Line)
- 0.1 miles from Kenton Station (Bakerloo & Overground Lines)
- Total income £110,000.00 per annum.

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## Summary

Available Size	4,293 sq ft
Price	£2,225,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The building comprises of an end of terrace freehold shop and uppers with an extension to the rear. To the front of the building at ground floor there is a vacant retail unit let to Andrews Estate Agents. The extension to the rear at ground floor comprises of office space at ground floor with flat 4 flats above interlinked with the original building.

The building is currently producing a total rental income of £110,000.00 per annum.

## Location

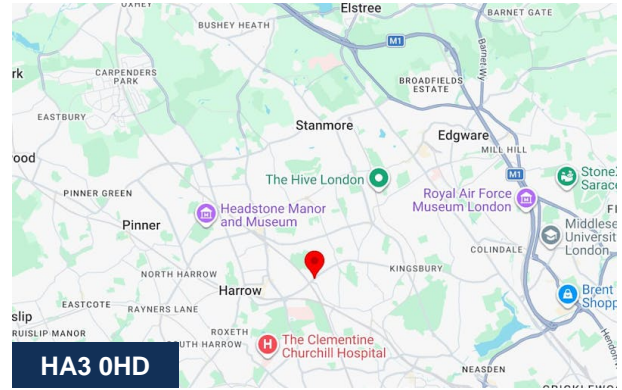
The building is located on the Kenton Road a major thoroughfare connecting Harrow & Kingsbury (A4006). The building runs along Draycott Avenue to the rear where there is a separate self dedicated entrance to the residential upper parts and offices.

The property has excellent connectivity, being just 0.1 miles from Kenton Station (Overground & Bakerloo Lines) and 0.3 miles from Northwick Park Station (Metropolitan Line). The journey to Central London is only 30 minutes by train or 10 miles by car.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	937	87.05	Occupied
Ground - Rear Offices	825	76.65	Occupied
1st - Flat 2 Onyx Court	550	51.10	Occupied
1st - Flat 3 Onyx Court	775	72	Occupied
2nd - Flat 4 Onyx Court	656	60.94	Occupied
2nd - Flat 5 Onyx Court	550	51.10	Occupied
<b>Total</b>	<b>4,293</b>	<b>398.84</b>	



## Viewing & Further Information



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