



**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.

# 195 & 195A Kenton Road, Harrow, HA3 0HD

## 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

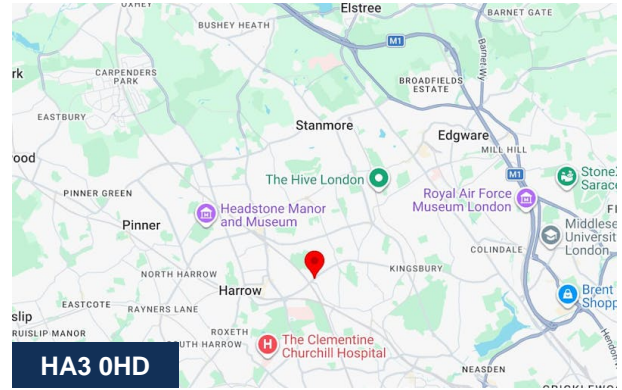
The building is located on the Kenton Road a major thoroughfare connecting Harrow & Kingsbury (A4006). The building runs along Draycott Avenue to the rear where there is a separate self dedicated entrance to the residential upper parts and offices.

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



### George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



### Daniel Moriarty

020 8429 9009 | 07907 703 640

daniel@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/05/2026





