

London HA1 – 207/207A Watford Road, Harrow HA1 3UA
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



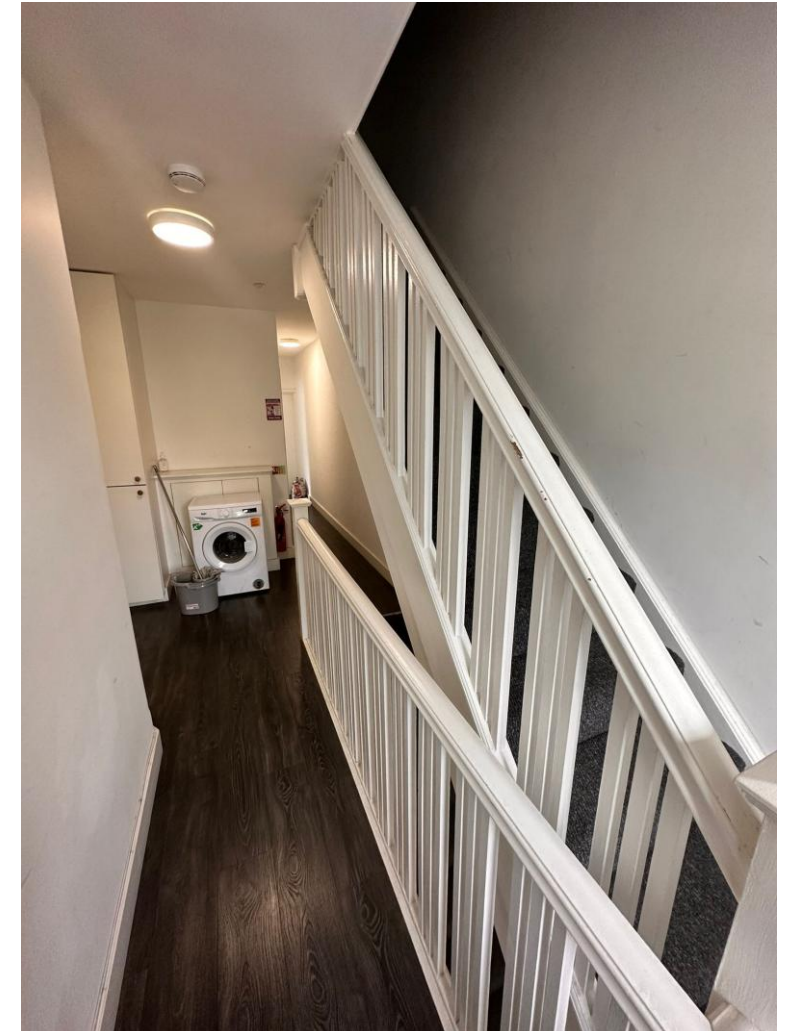
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Investment Consideration:

- OIEO: £995,000
- Gross Initial Yield: 7.09%
- Rental Income: £70,560 p.a.
- VAT is NOT applicable to this property
- Comprises retail shop at ground floor with 5-Bed HMO at first and second floor
- Future development potential, STTP
- Planning previously approved for single storey extension at rear
- Occupiers close by include Post Office and Costcutter, amongst other local retailers.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 207 (Ground Floor)	Retail Shop: 65 sq m (700 sq ft) Reception, Retail Area, Storage, WC	Individual t/a Wellness Studio	10 Years from 7 August 2025	£21,000	Note 1: FRI Note 2: Rent review linked to RPI in August 2030 Note 3: Tenant option to determine in August 2030 with min 6 months notice Note 4: Deposit held of £5,250
No. 207A - Studio 1 (First Floor)	Double Bed, Kitchenette, Shared Bathroom	Individual	12 Months from 13 March 2023	£9,960	Note 1: AST Note 2: Deposit held of £865
No. 207A - Studio 2 (First Floor)	Double Bed, Kitchenette, Shared Bathroom	Individual	12 Months from 6 October 2022	£9,600	Note 1: AST Note 2: Deposit held of £720
No. 207A - Studio 3 (First Floor)	Double Bed, Kitchenette, Shared Bathroom	Individual	12 Months from 10 August 2023	£9,300	Note 1: AST Note 2: Deposit held of £890
No. 207A - Studio 4 (Second Floor)	Double Bed, Kitchenette, Shared Bathroom	Individual	12 Months from 31 January 2021	£9,600	Note 1: AST Note 2: Deposit held of £801.92
No. 207A - Studio 5 (Second Floor)	Double Bed, Kitchenette, Shared Bathroom	Individual	12 Months from 18 September 2021	£7,500	Note 1: AST Note 2: Deposit held of £720
No. 207 - Rear Land (Ground Floor)	Open plan land	Constance Cars Ltd	3 Years from 24 January 2024	£3,600	Note 1: License to occupy Note 2: Fixed rental increase to £4,140 p.a. on 25.02.26 until the end of term Note 3: Tenant option to determine on 24.01.26
Total				£70,560	

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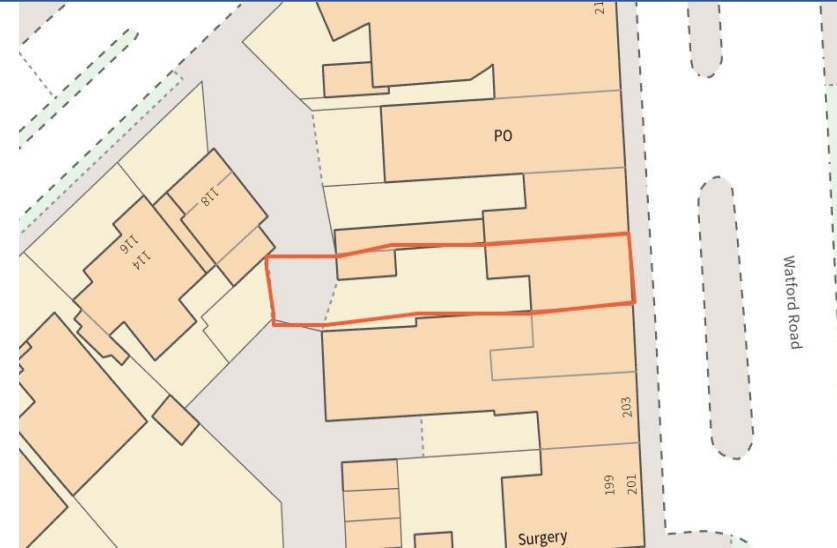
Property Description:

Comprises ground floor retail shop t/a wellness studio and 5-Bed HMO at first and second floor, providing the following accommodation and dimensions:

Ground Floor: Retail Shop 65 sq m (700 sq ft)
Reception, Retail Area, Storage, WC

First/Second Floor: 5-Bed HMO 80 sq m (860 sq ft)
5 studios with kitchenette and 2 shared bathrooms

Future development potential. Planning previously approved for single storey extension at rear to provide larger retail premises.



Tenancy:

The ground floor shop is at present let to Individual t/a Wellness Studio for a term of 10 Years from 7th August 2025 at a current rent of £21,000 per annum and the lease contains full repairing and insuring covenants. Rent review linked to RPI in August 2030. Tenant option to determine in August 2030 with min 6 months notice. Deposit held of £5,250.

Studio 1 is at present let to on AST to an Individual for a term of 12 months from 13th March 2023 at a current rent of £9,960 p.a. Deposit held of £865.
Studio 2 is at present let to on AST to an Individual for a term of 12 months from 6th October 2022 at a current rent of £9,600 p.a. Deposit held of £720.
Studio 3 is at present let to on AST to an Individual for a term of 12 months from 10th August 2023 at a current rent of £9,300 p.a. Deposit held of £890.
Studio 4 is at present let to on AST to an Individual for a term of 12 months from 31st January 2021 at a current rent of £9,600 p.a. Deposit held of £802.
Studio 5 is at present let to on AST to an Individual for a term of 12 months from 18th September 2021 at a current rent of £7,500 p.a. Deposit held of £720.

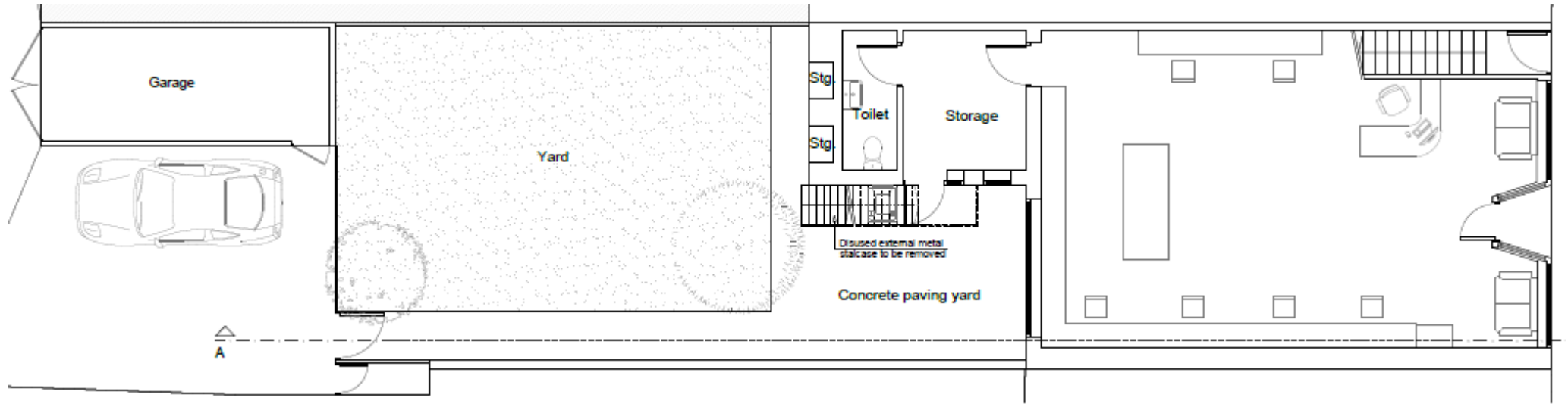
The rear land is at present let on License to Occupy to Constance Cars Ltd for a term of 3 Years from 24th January 2024 at a current rent of £3,600 p.a. Fixed rental increase to £4,140 p.a. on 25.02.26 until the end of term. Tenant option to determine on 24.01.26.

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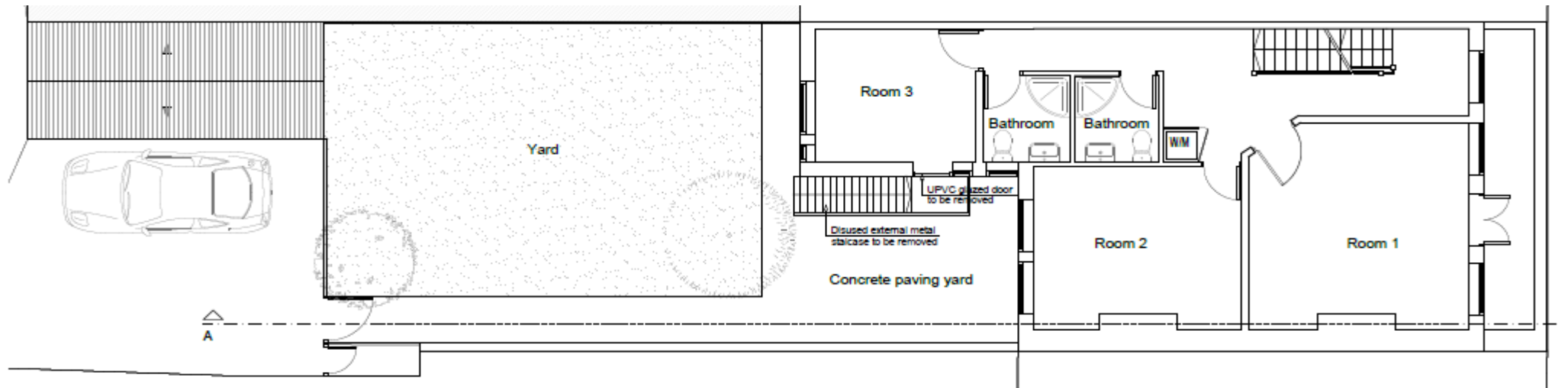
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Ground Floor



First Floor



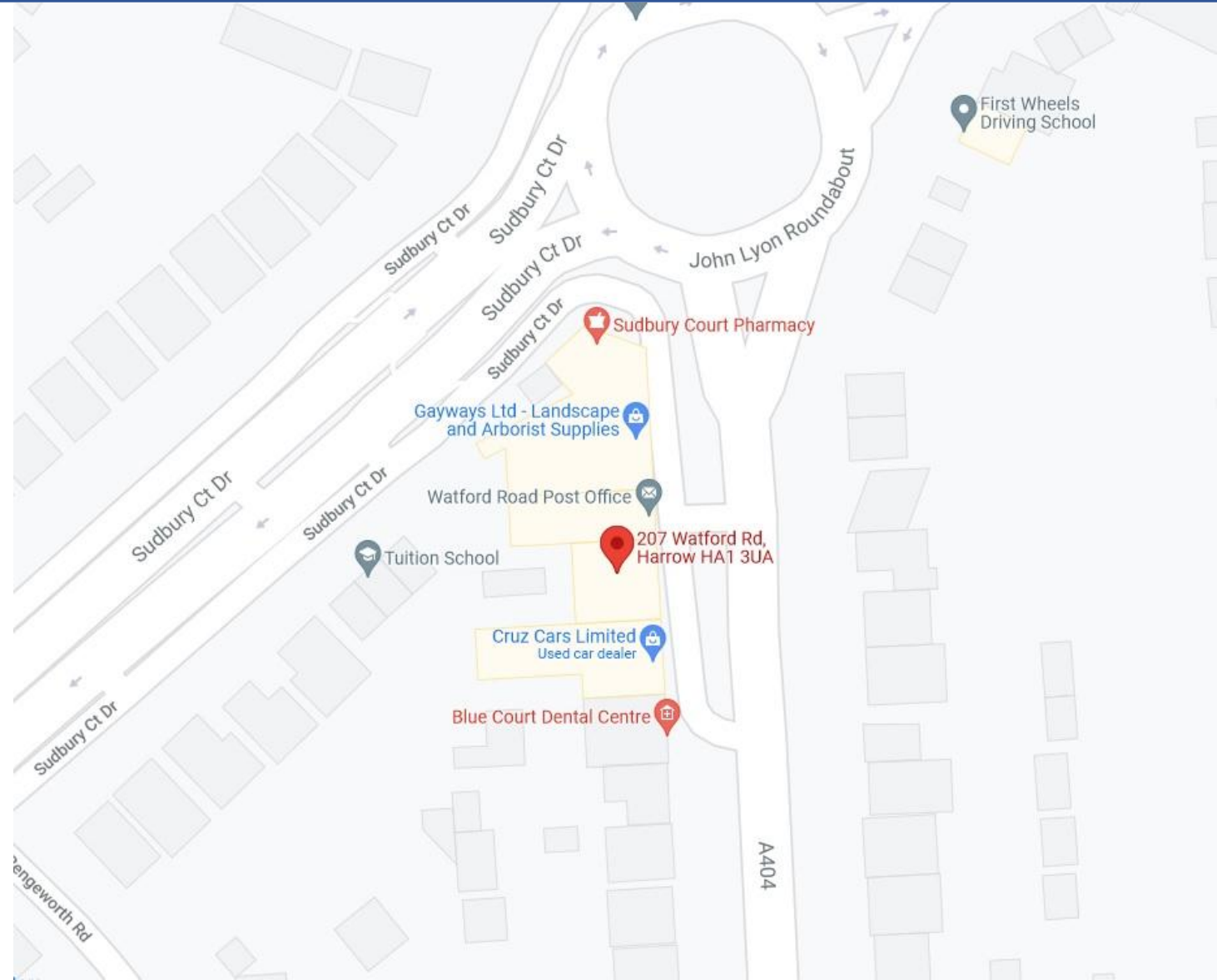
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Location:

Harrow is a large town in Greater London, England, and serves as the principal settlement of the London Borough of Harrow. The property is situated along the busy Watford Road, close to the junction with East Lane. Occupiers close by include Post Office and Costcutter, amongst other local retailers.



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Contacts:

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