



Station Road | Harrow | HA1 2UA

Asking Price Of £1,500,000

Excellent freehold investment opportunity- a corner sited restaurant let for £20,000 per annum with seven refurbished studio rooms each, with own shower room, above with HMO License pending + 2 bedroom vacant detached house total potential income of all buildings estimated at £92,500. Situated approx. half mile to Harrow & Wealdstone station & 1 mile to Harrow on Hill Metropolitan Line tube. Harrows shopping centre just approx. 400 yards away.

- EXCELLENT FREEHOLD INVESTMENT OPPORTUNITY
- RESTAURANT WITH 7 STUDIOS ABOVE
- EACH STUDIO WITH SHOWER ROOM/WC
- + TWO BED DETACHED HOUSE
- ESTIMATED £92,500 INCOME
- RESTAURANT LET FOR £20,000 pa
- REFURBISHED STUDIOS & HOUSE



OUTSIDE ENTRANCE DOOR FROM STATION ROAD, stairs to:

1st FLOOR:

STUDIO 1: 16' 8" x 15' 0" (5.08m x 4.57m) STUDIO 2: 14' 9" x 10' 4" (4.5m x 3.15m), STUDIO 3: 10' 7" x 7' 5" (3.23m x 2.26m)

2nd FLOOR

STUDIO 4: 20' 6" x 11' 1" (6.25m x 3.38 m) STUDIO 5 14' 9" x 10' 4" (4.5m x 3.15m) STUDIO 6 16' 9" x 15' 10" (5.11m x 4.83m)

3rd FLOOR

STUDIO 7: 15' 7" x 16' 4" (4.75m x 4.98m) (Max 'L' Shape) each studio with doors to separate SHOWER ROOM/WC

DETACHED HOUSE:

GROUND FLOOR:

OPEN PLAN LOUNGE INCORPORATING KITCHEN: 23'4 x 16'10 (7.11m x 5.13)

1st FLOOR

BEDROOM ONE: 13'7 x 13'3 (4.14m x 4.04m)

BEDROOM TWO: 13'7 x 9'8 (4.14m x 2.95m)

DOWNSTAIRS CLOAKROOM

BATHROOM/WC

All studios and house have been refurbished with gas central heating, wood effect laminate flooring.& double glazed.

RESTAURANT

MAIN RESTAURANT AREA 30' 5" x 13' 8" (9.27m x 4.17m) Seating capacity for approximately 40 people, leading to kitchen area approx 120 sq ft. Let on FRI lease for 7 years (As advised)

Estimated potential income approx. £92,500

EPC Chart To Follow