david charles
property consultants

FOR SALE

32 & 34 Byron Hill Road

Harrow, Middlesex, Middlesex, HA2 0HY

Historic office investment building situated in a picturesque location on Harrow on The Hill.

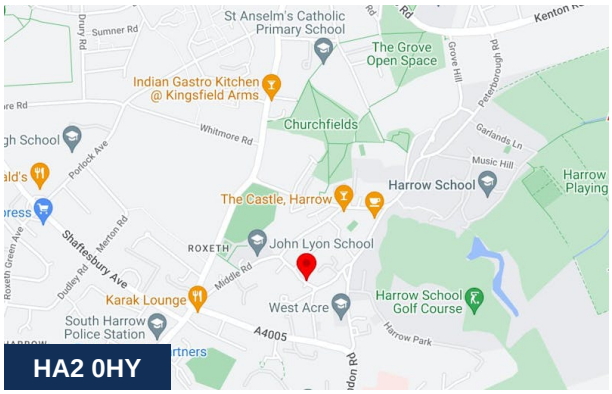
1,285 to 2,237 sq ft
(119.38 to 207.82 sq m)

- Total area of 2,237 sqft
- Located on Harrow on the Hill
- On site car parking
- Air conditioning units in both buildings
- Gas fired central heating

32 & 34 Byron Hill Road, Harrow, Middlesex, Middlesex, HA2 0HY

Summary

Available Size	1,285 to 2,237 sq ft
Price	£1,100,000.00
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The premises is located on the east-side of Byron Hill Road and conveniently located a short walk away from South Harrow Underground Station, providing easy access into Central London via the Piccadilly Line as well as Harrow on the Hill Station, which is served by the Metropolitan Line. The property is also situated within walking distance of numerous shops, restaurants, cafes and pubs. Bus routes are available from both Lower Road and Harrow on the Hill High Street.

Location

The property comprises of a two-storey building, the ground floor which is known as 34 Byron Hill Road and the first floor which is known as 32 Byron Hill Road, there are two separate entrances to the building. The offices have the benefit of gas fired central heating, a leased line, double glazing and cat 5 cabling. To the front of the building there are two available parking spaces.

Tenancies

The ground floor known as 34 is currently let on a 5 year lease terminating on 1st March 2029 with a landlords option to determine on 1st March 2027 subject to 3 months prior written notice. The rent is £28,000 for the first year of the term, £29,000 for the second year of the term and £30,000 for the third year of the term.

The first floor known as 32 is occupied by the freeholder, who in the event of a purchase would agree to a leaseback for a term of 3-5 years at the market rent to be agreed.

Viewing & Further Information

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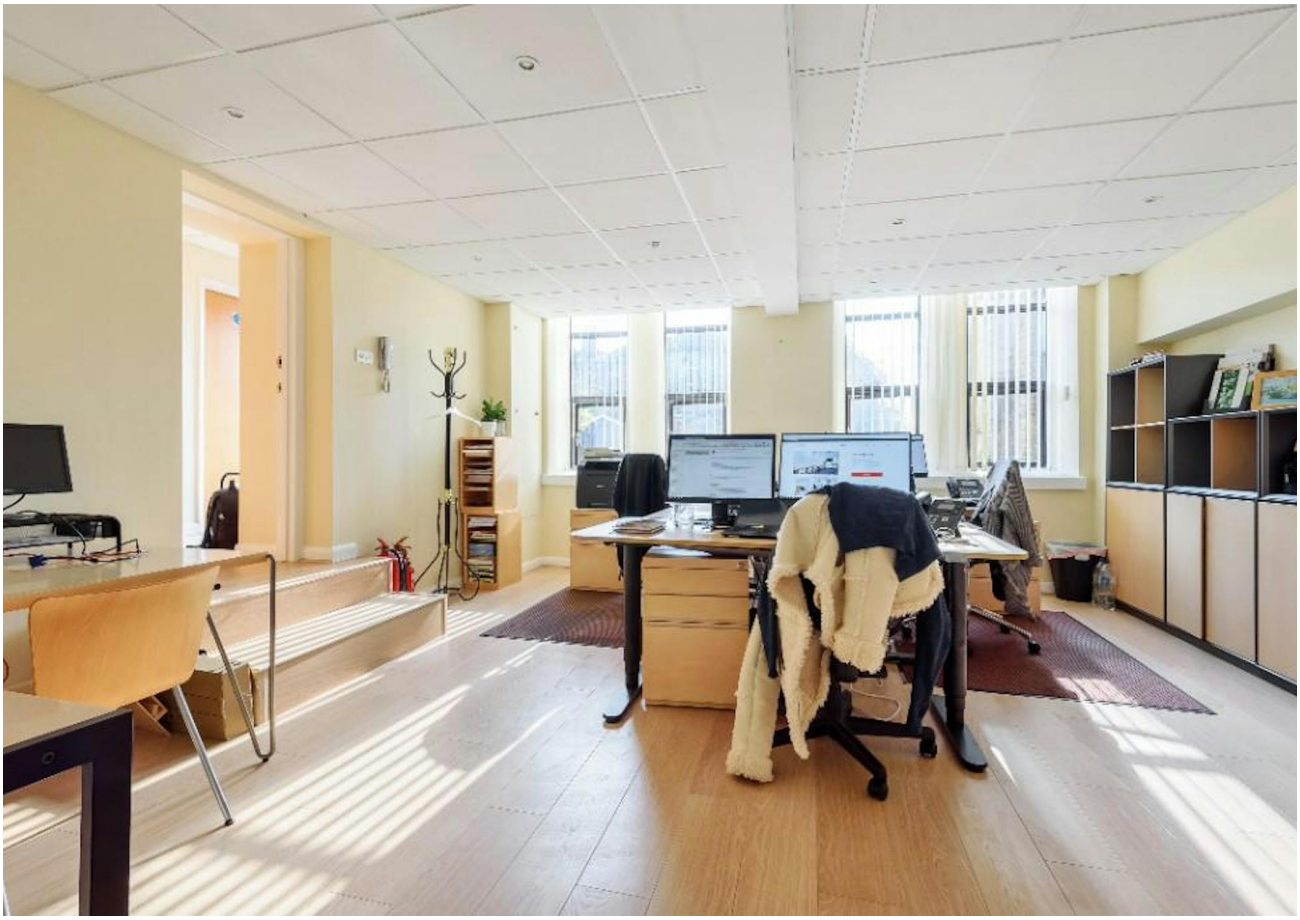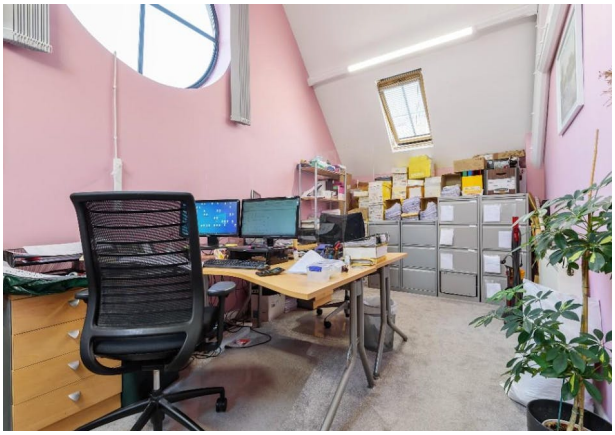
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