



**SIMPLIFIED SOURCING**

**1-9**

**St Anns Rd,  
Harrow,  
HA1 1LQ.**

**FOR SALE** – Office Investment Opportunity





## Proposal:

Offers in region of

**£1,500,000**

(One Million Five Hundred Thousand Pounds)  
Subject To Contract And a 2% Sourcing Fee

## EXECUTIVE SUMMARY

- Only 2nd Floor Offices for Sale.
- The property is Fully Let with majorly 1 year AST's in place.
- The existing Annual Rent is £121,924 reflecting a 8.13% Gross Yield.
- Virtual Freehold - 999 years from 2018.
- Total size of the property is 3765 SQFT NIA. It has been further divided into office units, kitchenettes & toilets.
- Affluent & popular North West London suburb
- Located some 200m from Harrow on the Hill Underground Station
- Held within an Ltd Company (Special Purpose Vehicle)
- Perfect opportunity for a property investors looking to expand their commercial portfolio in a prime location
- Viewings are available through appointments only.

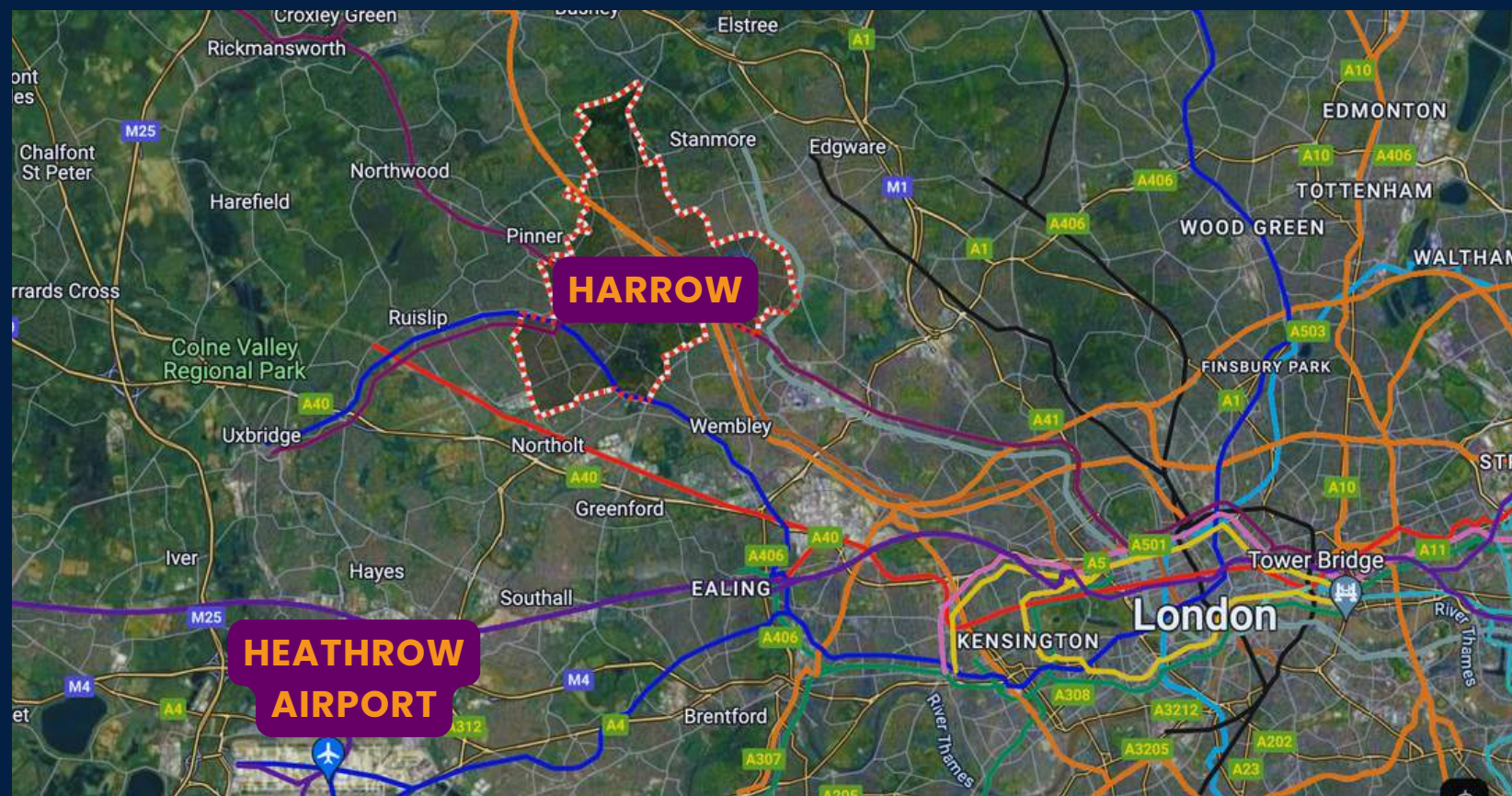
## KEY FINANCIALS

<b>Purchase Price</b>	<b>£1,500,000</b>
<b>Annual Rent</b>	<b>£121,924</b>
<b>Gross Yield %</b>	<b>8.13%</b>
<b>Total Capital Required</b>	<b>£445,000</b>



# LOCATION

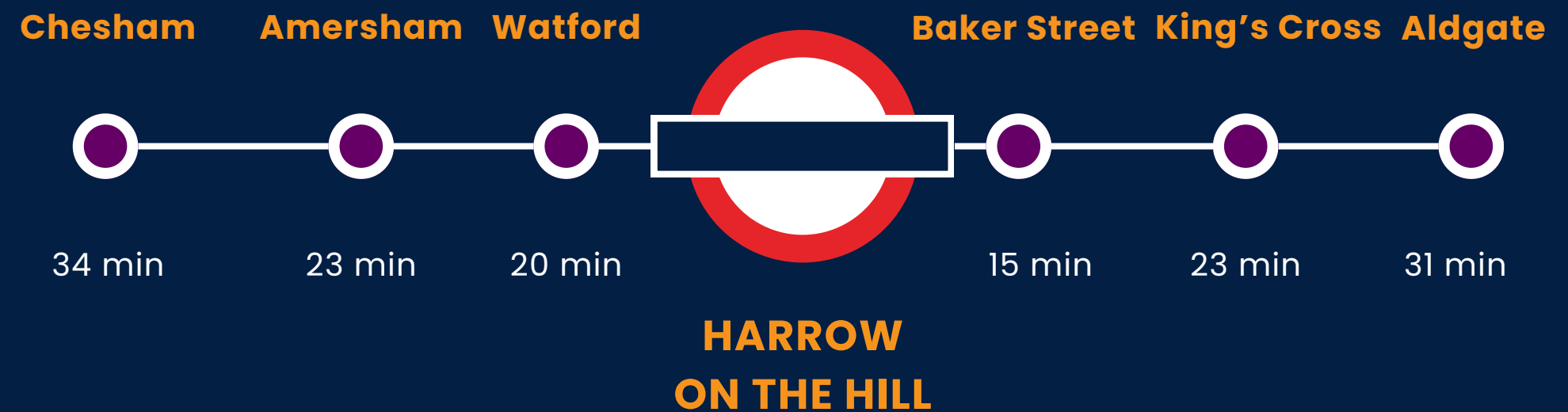
- Harrow, known for its rich cultural diversity and economic vitality, offers a unique blend of urban energy and suburban comfort, making it a highly desirable location for both businesses and residents. The area around St Anns Rd is a bustling hub of activity, home to a variety of shops, restaurants, and entertainment venues, creating a lively and engaging atmosphere.
- Harrow on the Hill, a calm and leafy affluent part of town with a villagey feel, with restaurants featuring practically every cuisine you can imagine here, while for shoppers, the winding High Street of Harrow on the Hill has independent stores, while St George's has some high street faves.
- Aside from its most famous school, the town also offers a wide range of Outstanding state schools to choose from.



# CONNECTIVITY

- The property at 1-9 St Anns Rd, Harrow, boasts exceptional connectivity, making it a highly desirable location for any business or investor. Situated within the heart of Harrow, one of London's most accessible boroughs, this property offers unparalleled transport links.
- The property is ideally located just a few minutes' walk from Harrow-on-the-Hill station. This station provides regular services to Central London, ensuring efficient access to the heart of the capital. Additionally, the station is served by the Chiltern Railways, offering routes to travel all over the UK.
- The property at 1-9 St Anns Rd is highly accessible, surrounded by extensive bus routes for local travel. Its close proximity to key roads like the A404 and A312, as well as the M25 and M1 motorways, ensures easy travel within and beyond London. Additionally, its convenient location near London Heathrow Airport offers excellent international connectivity, ideal for businesses with global reach.

## Metropolitan Line



## DESCRIPTION

The property comprises a commercial use building which is arranged over ground and three upper floors. Internally the space is arranged as retail on the ground floor with offices above.

The complete second floor is for sale, The second floor has been divided into 5 office suites, some with multiple rooms within them communal areas, toilets & kitchens. The larger suites have their own kitchenettes.

Entrance is provided by a prominent,secure card-accessed,street-level double door leading to a spacious lobby, with post boxes to one side and a lift and carpeted staircase to all the floors.

## SITUATION

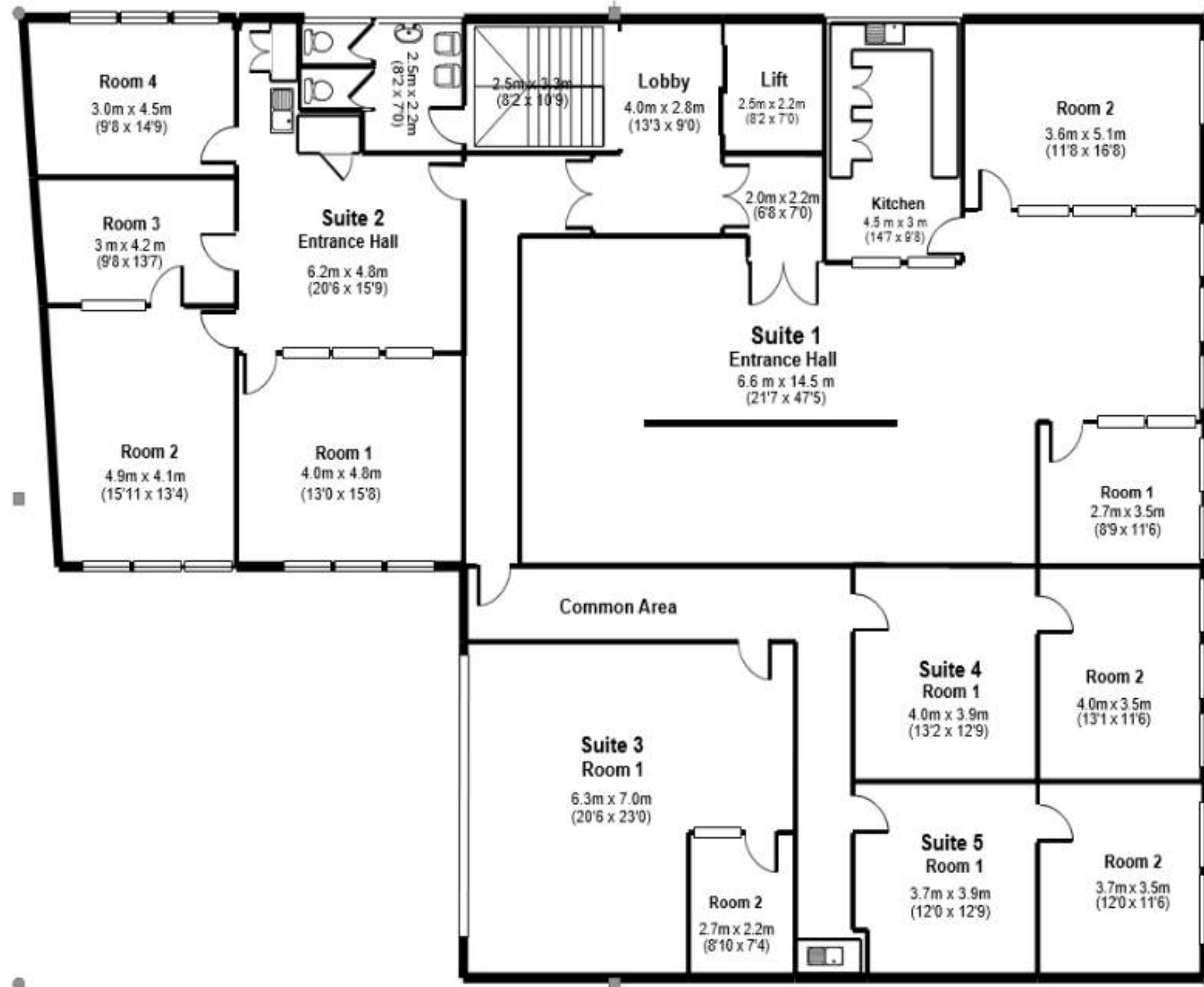
Nestled in the heart of Harrow, the esteemed property at 1-9 St Anns Rd presents an unparalleled investment opportunity. This distinguished building is strategically positioned in one of Harrow's most dynamic and accessible locations.

Surrounded by a thriving commercial district, the property benefits from high foot traffic and a bustling street presence, making it an attractive prospect for a variety of business ventures.

The property's proximity to key transport links further enhances its appeal. It is just a short stroll away from Harrow-on-the-Hill station, offering easy access to both local and regional destinations.



# EXISTING FLOORPLAN:



Total Area: 387 sq m / 4164 sq ft

1-9 St Ann's Road, Harrow HA1

## KEY FINANCIALS

<b>Purchase Price</b>	<b>£1,500,000</b>
<b>Annual Rent</b>	<b>£121,924</b>
<b>Gross Yield %</b>	<b>8.13%</b>
<b>Total Capital Required</b>	<b>£445,000</b>

## EXISTING RENT SCHEDULE

<b>Suite Number</b>	<b>Area (SQFT)</b>	<b>Annual Rent</b>	<b>Rent £/psf</b>
<b>Unit 1 (204)</b>	<b>1419</b>	<b>£42,000</b>	<b>£30</b>
<b>Unit 1 (204)</b>	<b>1000</b>	<b>£36,000</b>	<b>£36</b>
<b>Unit 1 (204)</b>	<b>521</b>	<b>£21,780</b>	<b>£42</b>
<b>Unit 1 (204)</b>	<b>323</b>	<b>£12,144</b>	<b>£38</b>
<b>Unit 1 (204)</b>	<b>299</b>	<b>£10,000</b>	<b>£33</b>
<b>Total</b>	<b>3562 sqft</b>	<b>£121,924</b>	<b>£32</b>



## Tenure

Virtual Freehold – (999 Years Lease from 2018)

## VAT

The property is not elected for VAT.

## Further Information

The CEPC asset Rating is 60 (Band C).

Full certificate and recommendation report is available.

**For further information or to arrange a viewing, please contact us:**

☎ 033 0179 7662

✉ [info@simplifiedsourcing.co.uk](mailto:info@simplifiedsourcing.co.uk)

📍 382 Kenton Road, Harrow, Middlesex, HA3 8DP

## Proposal:

Offers in Excess of

**£1,500,000**

(One Million Five Hundred Thousand Pounds)

Subject To Contract & And a 2% Sourcing Fee



**Disclaimer:** The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Simplified Sourcing or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. January 2023.