



## 498 Kenton Lane

Harrow, HA3 8RD

### Freehold Shop & Uppers

**2,624 sq ft**

(243.78 sq m)

- Prominently situated in established retail location - Belmont Circle
- Triple fronted retail premises with residential upper parts
- 1 mile to the west of Canons Park Station (Jubilee Line)
- 1 mile to the east of Harrow & Wealdstone station (Bakerloo Line and Mainline services)

# 498 Kenton Lane, Harrow, HA3 8RD

## Summary

Available Size	2,624 sq ft
Price	Offers in excess of £750,000
Business Rates	Upon Enquiry
EPC Rating	D

## Description

The property comprises of a triple fronted retail premises with residential upper parts split over the first and second floor. The entire building is let to one occupier on a Full Repairing and Insuring lease.

## Location

The property is located in a prominent position on the junction of Kenton Lane and Belmont Circle . It is approximately 1 mile to the west of Canons Park Station (Jubilee Line) and 1 mile to the east of Harrow & Wealdstone station (Bakerloo Line and Mainline services). Belmont Circle is an established retail location with numerous other retailers and cafes.

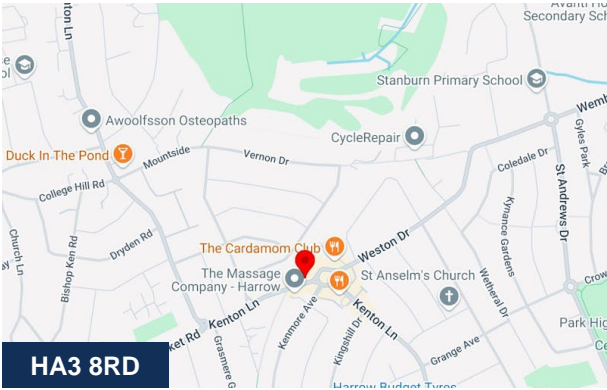
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,012.09	94.03	Available
1st - Residential	497.20	46.19	Available
2nd - Residential	452.23	42.01	Available
Total	1,961.52	182.23	

## Tenancies

The building is let to Choon Keok Thor and Hui Peng Chia dated 1 April 2022 for a term of 25 years to expire on 31 March 2047. The tenant is paying a rent of £40,000.00 per annum exclusive.



## Viewing & Further Information



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