



**STIRLING
ACKROYD**

FOR SALE

**376-380 Northolt Road,
Harrow, HA2 8ES**

5,123 sq ft

**MIXED USE
RESIDENTIAL/COMMERCIAL
INVESTMENT
OPPORTUNITY - SOUTH
HARROW**



VIDEO TOUR

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Description

A prominent fully detached freehold mixed-use building with return frontage, arranged as a triple-fronted commercial premises on the ground floor, with three self-contained 2-bedroom maisonettes above.

The flats are accessed independently and benefit from spacious layouts over two floors.

The commercial unit offers excellent frontage and visibility, with off-street parking/forecourt, and is suitable for a range of occupiers or investors.

Residential element: Fully let on ASTs generating £51,600 p.a., all tenants receiving housing benefits.

Commercial unit: Vacant; previously let at £27,000 p.a., with estimated re-let potential of minimum £40,000 p.a

Total projected income: £91,600 p.a.

Estimated projected gross yield: 7.6% at £1,200,000

There is also further income potential from the side wall advertising - currently generating £450 per annum on a rolling contract



Key points

- Freehold Sale - Detached mixed-use building, triple-fronted commercial unit and three self-contained maisonettes on the upper floors
- Vacant ground floor commercial unit approx. 2,500 sq ft with forecourt/parking - previously under let at £27,000 p.a
- Attractive projected gross yield of 7.6% based on market rent re-let of commercial unit
- 3 x split-level 2-bed residential units, fully let at £51,600 p.a. - all tenants on ASTs
- Freehold Sale Price - £1,200,000 for the benefit of the existing residential income and vacant possession of the commercial unit
- Good residential & commercial location in South Harrow



Location

The property is located on the western side of Northolt Road (A312), in the heart of South Harrow, a busy local shopping and residential area within the London Borough of Harrow.

South Harrow Underground Station (Piccadilly Line) is within 5 minutes' walk, providing direct access to central London.

Surrounded by national and local retailers, supermarkets, eateries, and essential services.

Good access to Harrow town centre, Northolt, and the A40/M40 for wider connectivity.

Strong local rental demand from both residential and commercial tenants.

Transport Links



Northolt Park 0.3 Miles



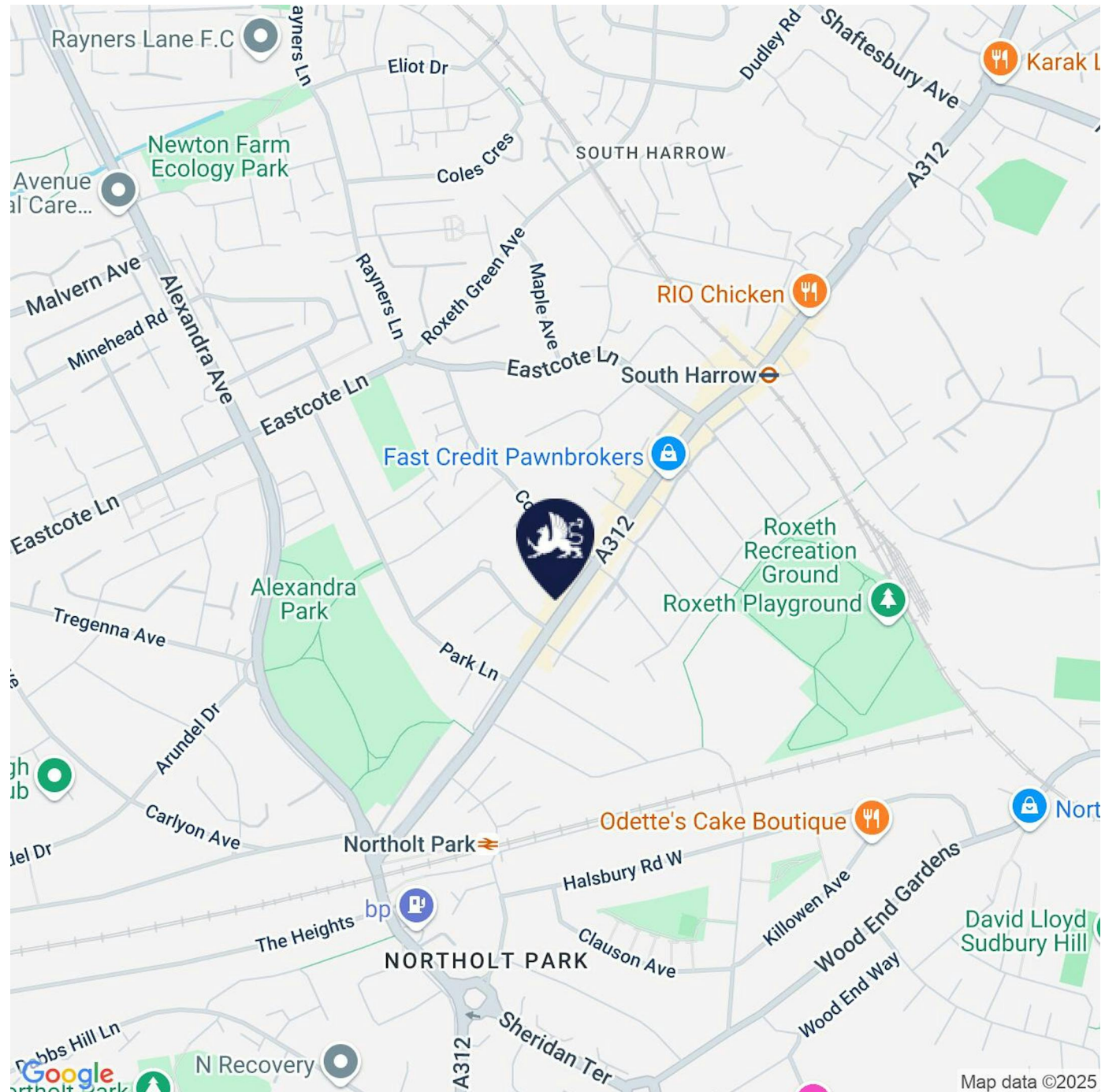
South Harrow 0.3 Miles



Sudbury Hill 1 Miles



Sudbury Hill Harrow 1 Miles





Accommodation

Name	sq ft	sq m	Availability
Unit - 376A	839.59	78	Available
Unit - 378A	850.35	79	Available
Unit - 380A	839.59	78	Available
Ground - Commercial	2,540.28	236	Available

Viewing & Further Information



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Rents, Rates & Charges

Price	Offers in the region of £1,200,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D

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