GVA AND CHRISTIE & CO ARE JOINTLY INSTRUCTED ON BEHALF OF TIM DOLDER & TREVOR BINYON OF OPUS RESTRUCTURING LLP ACTING AS JOINT LPA RECEIVERS

Closed semi-detached double fronted property

Comprising 24 letting rooms plus a bar and restaurant

Located 0.6 miles (1km) from Harrow on the Hill and Harrow & Wealdstone railway stations

Parking to front and rear

Total site is circa 0.23 acres

Opportunity for potential redevelopment, subject to planning

Freehold: offers invited in excess of £1,500,000, Subject to contract only - VAT may be applicable
LOCATION

The hotel is situated on Hindes Road (A4109), just off Station Road, one of Harrow’s main shopping locations. It is close to the town’s prosperous commercial areas, which include both the St Ann’s and St Georges Shopping Centres, both of which are situated 0.5 miles (0.8km) to the south. The property enjoys an excellent trading position, directly opposite a large Tesco Superstore.

Harrow is the largest town or district in northwest London and is home to many large organisations including the national headquarters of Ladbrokes and the University of Westminster which has a large campus in the town. The location is well connected by good transport links, which include, Harrow and Wealdstone mainline and underground station (southern, London Midland, London Overground and Bakerloo line) and Harrow on the Hill underground station (Metropolitan line).

DESCRIPTION

A semi detached double fronted brick built property arranged over ground, first and second floors. It may at one time have been two residential houses which were subsequently internally linked to create the former hotel. The property has been extended to the rear at ground floor thereby providing additional trading and back of house areas.
INTERNAL DETAILS

Entrance lobby leading to a reception desk with stairs ascending to the bedrooms. Access to the bar and restaurant is from the main reception area.

The bar has air conditioning (not tested). The restaurant has approximately 24 covers and also benefits from air conditioning (not tested). There is an inner hallway which contains the public WCs, stairs to the floors above and access to the kitchen.

ANCILLARY AREAS

Commercial kitchen with tiled walls and floors and a good range of commercial equipment. Utility room and storeroom. To the rear of the kitchen there is a Manager’s office with access to the rear. There is also access to the rear lobby which provides further access to guest rooms on the ground floor and a staircase to the rooms on the first floor.

LETTING ACCOMMODATION

The bedrooms are located on the ground, first and second floors and includes 24 letting rooms in total. All rooms are en suite with the exception of two rooms on the first floor which share a bathroom. There are twelve double rooms, three family rooms, and nine single rooms.

EXTERNAL AREAS

Forecourt parking to the front with drive through access to the rear car park with parking for approximately 16 vehicles.
AGENTS COMMENTS

At present the hotel is no longer operational. Although, there is the opportunity subject to additional capital expenditure to either recommence the trading of the hotel. Alternatively, there is the potential for alternative use, subject to planning.

FIXTURES & FITTINGS

We understand that most of these are owned outright and some may well be left in the hotel on completion of a sale but we will not be providing an inventory nor will we be able to provide any warranties as to ownership.

SERVICES

The property has the benefit of mains water, gas and electricity (not tested).

THE BUSINESS

The property previously traded as a 24 bedroom commercial bed and breakfast hotel. However, the property is now closed and is in receivership.

TRADING INFORMATION

There is no previous trading information available.

LICENCES

We understand that the property previously benefited from a previous premises licence. However, upon investigation with the Licensing Officer at Harrow Council the property does not currently benefit from a premises licence.

It is a requirement of the Licensing Act 2003 that properties serving/retailing alcohol have to have a designated Premises Supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

RATES

The current rateable value is £70,500. The current UBR for 2017/18 is 47.9p in the £.
Actual rates payable is £33,769.50

PLANNING

We understand that the hotel has a valid consent for its current use. However we would advise all interested parties to make their own enquiries with the Local Planning Authority in this regard.

TENURE

Freehold

EPC

The hotel has an Energy Performance Certificate (EPC) rating grade C (69).
A copy of the EPC can be provided on request.

ASKING PRICE

Offers in excess of £1,500,000

VAT

If applicable, VAT will be in addition.

VIEWING

For an appointment to view, please contact the vendors agent’s GVA or Christie & Co who are acting as joint sole selling agents.

For further information please contact:

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