

# SALT BAR & DINING ROOM 1 ROXETH HILL, HARROW, HA2 0JY

**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

savills

salt bar  
& Indian cuisine

Salt  
bar

& Indian cuisine  
live sport



Parking at rear

ROXETH HILL

DJ ON WEDNESDAYS  
INDIAN CUISINE  
LIVE SPORT  
SHISHA



# SALT BAR & DINING ROOM, 1 ROXETH HILL, HARROW, HA2 0JY

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to STAM (London) Limited
- Property arranged over ground, basement and first floor with parking for 14 vehicles
- HMO on the upper floors
- Current rent of £77,133 per annum
- Lease expires August 2033
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,200,000 (6.1% NIY)**

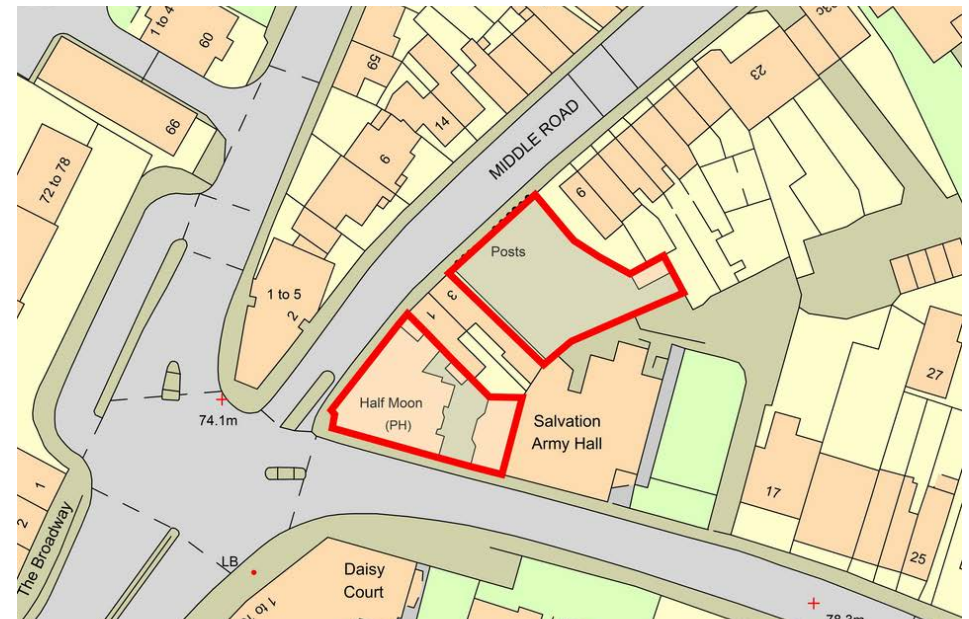
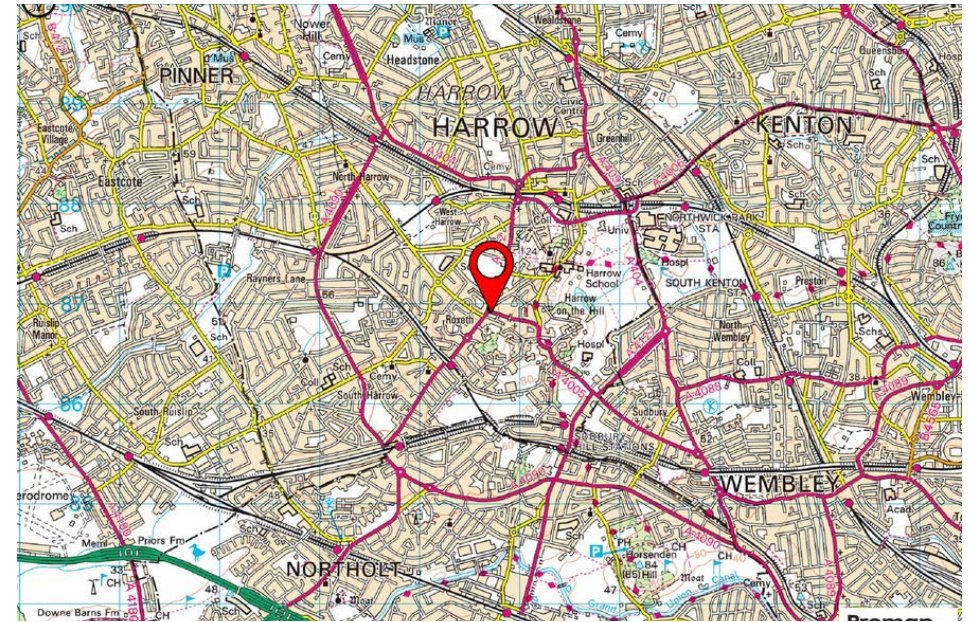
## LOCATION

Located in the town of Harrow in northeast London, 7.6 miles (12.1 kilometres) south of Watford, 9.0 miles (14.4 kilometres) north of Heathrow Airport and 9.5 miles (15.3 kilometres) northwest of Central London.

The Salt Bar is situated fronting Roxeth Hill (A4005) at the intersection with Middle Road a short distance south of the centre of Harrow. The surrounding area is a mix of commercial and residential with Whitmore High School and John Lyon School nearby.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey terraced corner building with brick elevations beneath a multi pitched tile roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 50 customers. Ancillary areas include a trade kitchen to the rear and customer WC's to the front.

**Basement:** Cellar and stores.

**First Floor:** The first floor comprises HMO living accommodation with seven bedrooms (three en-suite), bathroom, shower and WC.

**Externally:** There is an enclosed customer area to the side with seating on loose tables and chairs for 40 customers. Two storey semi derelict barn. Parking for 14 vehicles is a short distance north along Middle Road.

## TENURE

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The property is held freehold (Title Number NGL54162).

## TENANCY

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The entire property is let to a STAM (London) Limited on a 20 year lease from 23 August 2013 at a current rent of £77,133 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £17,379 is held by the landlord.

## PLANNING

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The property is not listed however, it is situated within Roxeth Hill Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

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B-40

## TERMS

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We are instructed to invite offers in excess of £1,200,000 (6.1% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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