



SIGNAL
HOUSE

The Signal House Freehold presents a superb opportunity for an incoming purchaser to improve the Class E building and the income or a development opportunity in the Town Centre regeneration zone.

The site extends to approximately 0.21 acres and comprises of a purpose built office building of concrete framed construction under a flat roof. It is arranged over ground and three upper floors with secure, gated surface parking to the rear accessed from Lyon Road.

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Total NIA is approximately 12,308 sq.ft.

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Asset management and development potential subject to obtaining all necessary consents.

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Site was previously granted planning permission for a 98 bedroom hotel in 2009.

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The property lies within an area currently subject to a town centre regeneration scheme resulting in several new residential-led redevelopments, some of which are located along Lyon Road and Gayton Road.

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Rybull are instructed to sell the Freehold Interest of Signal House. The second and third floor have been sold off on various long leases.

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Our understanding is that the leaseholders would be willing to surrender the current leases by separate negotiations but buyers will need to conduct their own due diligence in this respect.

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View the full marketing video here: www.vimeo.com/1033464149



Class E
Office Building

Prime freehold
interest with
development
potential in
Harrow Town
Centre





Harrow is situated approximately 10 miles north west of Central London, approximately 8 miles south east of Watford and 3 miles north of Wembley. The subject property abuts the eastern edge of the town centre, behind a retail parade which includes Iceland supermarket and is 250 metres from Harrow-on-the-Hill Station.

Road communications serving Harrow are good, being located on the A404, providing convenient access to the M40 London to Oxford/Birmingham Motorway, M25 London Orbital Motorway, M4 London to Bristol/South Wales Motorway and M1 London to Leeds Motorway.

In terms of public transport, Harrow is served by both the London Underground and overground rail network via a number of stations – Harrow-on-the-Hill, Harrow and Wealdstone, North Harrow, West Harrow and South Harrow. The Underground stations predominantly lie on the Metropolitan line, with Harrow and Wealdstone lying on the Bakerloo Line and South Harrow lying on the Piccadilly Line. The Metropolitan line provides access to Central London (Baker Street) with a fastest journey time of 19 minutes.

Harrow is well located for both Heathrow and Luton airports. Heathrow is located approximately 9 miles to the south west and is accessed via the A312. Luton is located approximately 21 miles to the north and is accessed via the M1 Motorway. Both airports are major international hubs providing national and international services.

Signal House

NEARBY STATIONS

- Harrow-on-the-Hill - 0.3 miles
- Harrow & Wealdstone - 1.1 miles
- Northwick Park - 1 mile

NEARBY PARKS

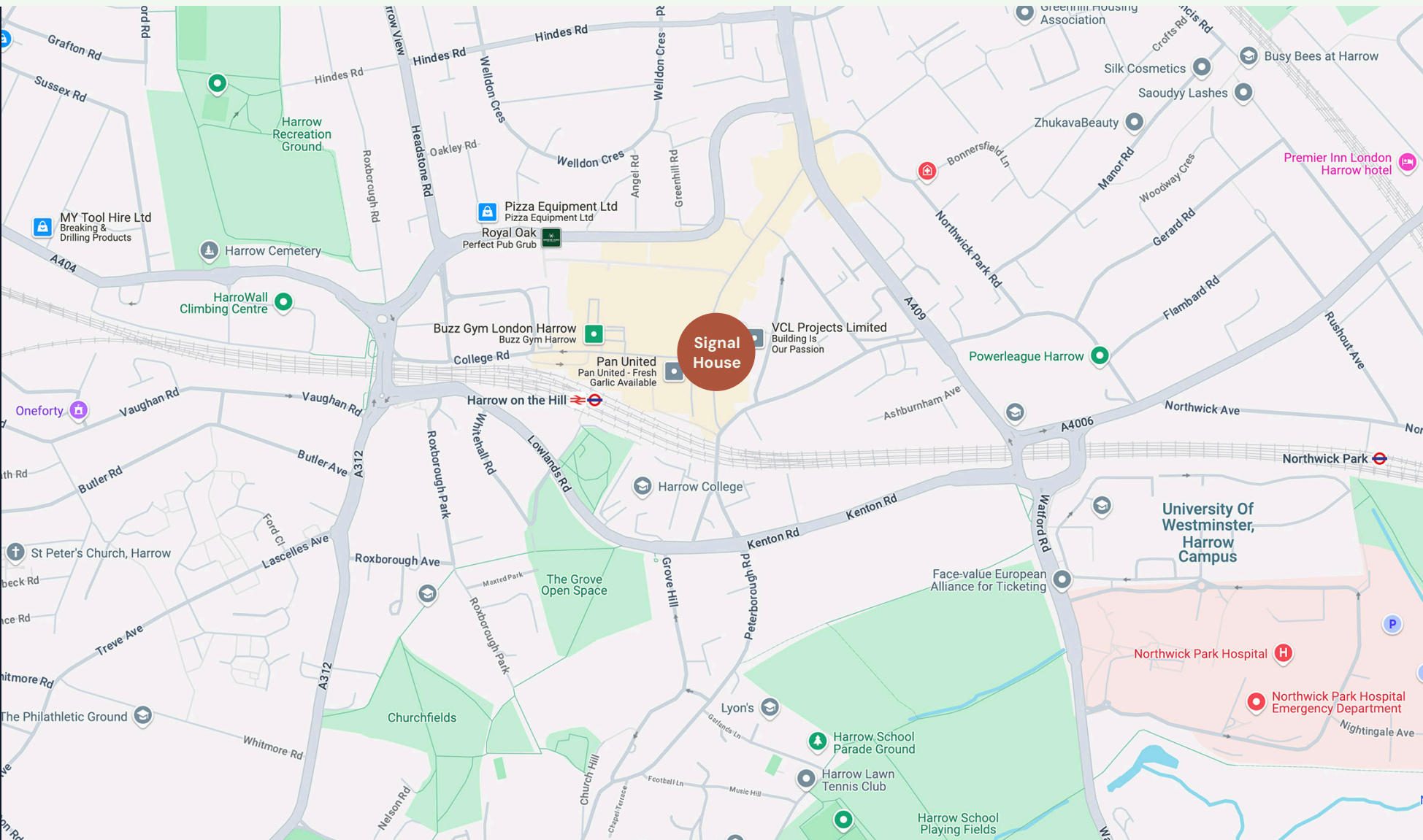
- Harrow Recreation Ground - 0.5 miles
- West Harrow Recreation Ground - 1 mile
- Roxeth Recreation Ground - 1.5 miles

NEARBY SCHOOLS & COLLEGES

- Harrow School (Independent Boarding School) - 1.2 miles
- Harrow College - 0.9 miles
- North London Collegiate School (Independent Day School) - 2 miles

NEAREST AIRPORTS

- London Heathrow Airport - 11 miles
- London Luton Airport - 23 miles
- London City Airport - 22 miles







Local Planning Authority - Harrow

- The property is not situated within a Green Belt.
- The property is not located within a Conservation Area.
- The property does not comprise any Listed Buildings.

Site Area

The property occupies a flat site of approximately 0.085 hectares (0.21 acres) (areas taken from Searchland).

Planning History

The site was granted permission for a 98 bedroom hotel in 2009 which has now lapsed. Currently awaiting a decision on the council website is another planning application under permitted development rights and it is our understanding that positive pre application discussions have taken place with Harrow Council in 2022 regarding a residential development on the site but have not seen the correspondence.

All buyers must rely on their own enquiries and assumptions as to the potential of the site.



Option 1 - Asset Management

There is potential to modernise the building and secure tenants under the current use of the building and improve the income. The ground and first floor would lend themselves to a variety of commercial uses potentially as a medical centre, day nursery or convenience store.

Option 2 - Asset Management & Development

There is potential to convert some or all of the floors or indeed increase the massing by way of Airspace development and adding additional floors subject to obtaining all the necessary consents. There is currently a live planning application to convert some of the property into 12 flats. Link to this application:

<https://planningsearch.harrow.gov.uk/planning/index.html?fa=getApplication&id=226453>

Option 3 - Full Site Redevelopment

There is a possibility to redevelop the whole site subject to securing vacant possession or entering an agreement with the current leaseholders and then obtaining all the necessary consents. The site has previously had consent approved for a 98 bedroom hotel granted in 2009 Reference REF: P/2872/09 and numerous buildings around Signal House have been redeveloped into residential housing. Congress House which sits next to this property has been granted permission under change of use to create 54 flats. Reference P/3134/17/PRIOR

Title & Tenure

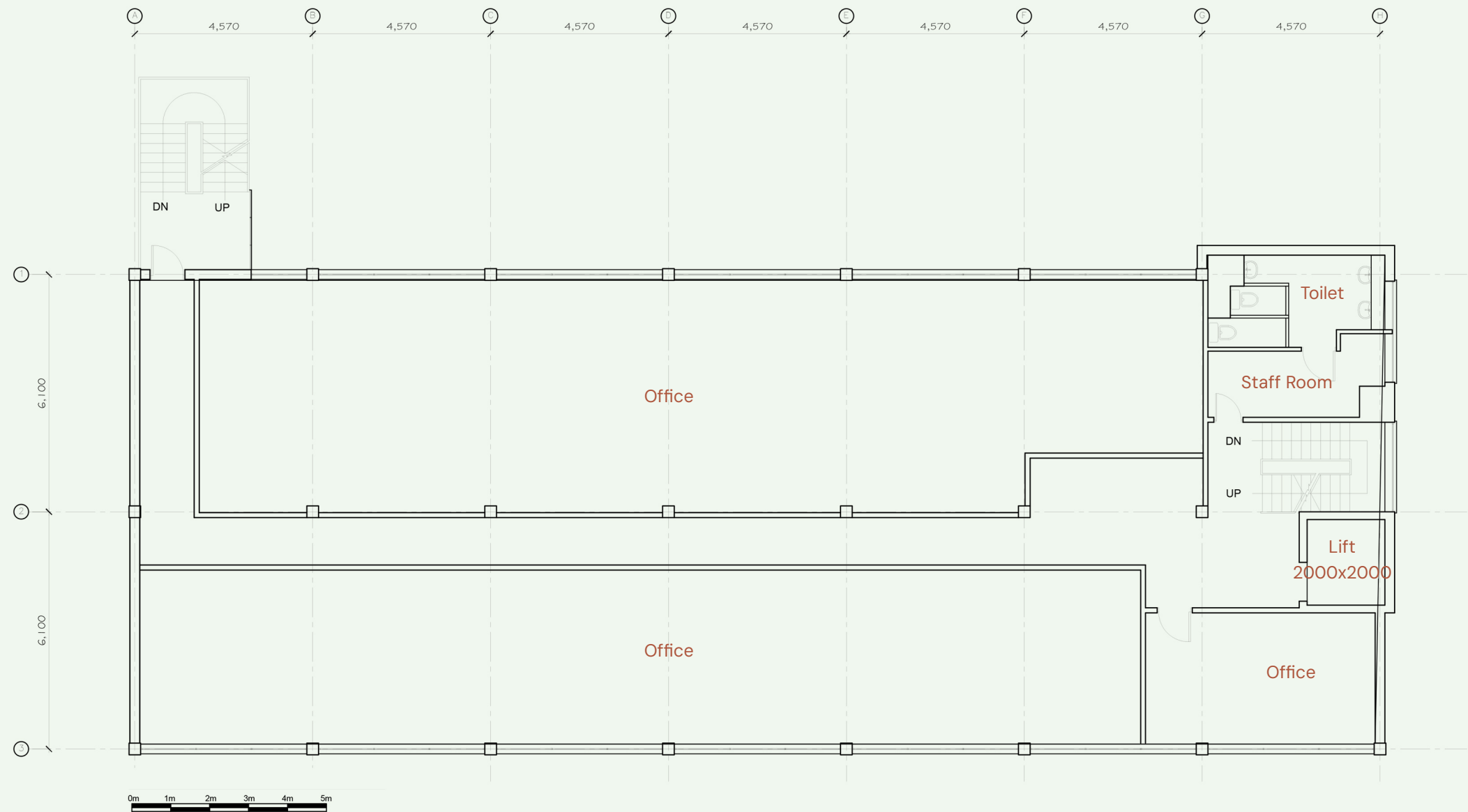
The land is currently registered as freehold under the following HMLR title number MX235749. We understand the property is subject to the following leases:

Registration Date	Property Decription	Date of Lease	Lease Term	Lessee's Title
09.11.1987	Suites 116-123 on the Third Floor	29.05.1987	125 years from 29.5.1987	NGL602338
17.12.1987	Second Floor Suite 212A	02.11.1987	99 years from 29.5.1987	NGL605146
21.12.1987	Second Floor Suite 212B and 212C	25.11.1987	99 years from 29.5.1987	NGL605366
13.04.1988	Second Floor Suite 214	04.02.1988	99 years from 29.5.1987	NGL612688
13.04.1988	Second Floor Suite 215	04.02.1988	99 years from 29.5.1987	NGL757760
12.07.1988	Second Floor Suite 209 and 210	15.12.1987	99 years from 29.5.1987	NGL618379
16.11.1988	Second Floor Suite 216	11.01.1988	99 years from 29.5.1987	NGL627021
12.12.1988	Second Floor Suite 213	18.05.1988	99 years from 29.5.1987	NGL628896
27.04.1990	Second Floor Flat 211A	26.03.1990	99 years from 29.5.1987	NGL658540
27.04.1990	Second Floor Suite 211	26.03.1990	99 years from 29.5.1987	NGL658541

Income

We understand there is income from a mast on the roof producing £12,000 per annum and that the ground rents for each lease should be paid as per the below table.

Title	Suites	Rent Per Annum	
NGL602338	Suites 116-123, Signal House, 16 Lyon Road, Harrow, HA1 2AH	£750	Third Floor
NGL627021	Suite 216, Signal House, 16 Lyon Road, Harrow, HA1 2AG	£584	Second Floor
NGL757760	Suite 215, Signal House, 16 Lyon Road, Harrow, HA1 2AQ	£288	Second Floor
NGL618379	Suites 209 & 210, Signal House, 16 Lyon Road, Harrow, HA1 2AG	£510	Second Floor
NGL658541	Suite 211, Signal House, 16 Lyon Road, Harrow, HA1 2AQ	£137.6	Second Floor
NGL658540	Suite 211A, Signal House, 16 Lyon Road, Harrow, HA1 2AQ	£275.4	Second Floor



Data Room

Access to the data room is available via this link:
<https://docsend.com/view/s/ah8nvcvxf26aszn2>

Boundaries, Plans & Areas

The plans on these sales particulars and the acreages quoted are strictly for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process whilst taking advice from their own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified areas are given for guidance only and without responsibility. Purchasers should not rely upon the stated areas as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Method Of Sale

Rybull Group are instructed to sell this property by way of informal tender and are seeking unconditional offers to purchase the Freehold interest only. As sole agents, all offers, and interest should be directed to sales@rybull.co.uk

Price on Application

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Health & Safety

Prospective purchasers must have regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident or injury as a result of viewings.

Services

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

VAT

In situations where a sale of any part or right attached to it becomes chargeable for Value Added Tax (VAT) purposes, the responsibility for paying the tax falls on the purchaser. We understand that the site hasn't been elected for VAT.

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements.





Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values. Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK. Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.

For further information or to arrange an inspection,
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Legal Disclaimer

Rybull Group for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. July 2024.



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