

19 & 19A Walm Lane Willesden Green, London NW2 5SH

lot 33

Freehold Retail and Residential Investment

- Ground and basement let until 2020
- Located in a busy North-West London suburb
- Situated some 160 metres from Willesden Green Underground Station
- Nearby occupiers include Blockbuster, Ladbrokes Betting Office and numerous local retailers

Rent
£41,880
per annum
exclusive



Location

Miles: 4 miles north west of London's West End
4.4 miles east of Brent
Roads: A407, A406 (North Circular), M1 (Junction 1)
Rail: Willesden Green Underground Station (Jubilee Line)
Air: London City Airport, London Heathrow

Situation

The property is situated in a Conservation Area on the northern side of the busy Walm Lane (A406), some 160 metres from Willesden Green Underground Station. Nearby occupiers include Blockbuster, Ladbrokes Betting Office and numerous local retailers.

Description

The property comprises a RETAIL UNIT currently used as a fast food restaurant over the ground and basement floors with a 3/4 BEDROOM RESIDENTIAL FLAT on the first and second floors, accessed from the rear. The first and second floors extend over a driveway to the west of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
19 Walm Lane	Basement Ground	Retail	48.00 sq m (517 sq ft)	GADEMIYA BAKERY LIMITED	16 years from 02/09/2004 until 01/09/2020 on a full repairing and insuring lease	£19,000	02/12/2012 and 02/12/2016
19A Walm Lane	First Second	Residential	123.00 sq m (1,324 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 6 months from 12/10/2010	£22,880.04	(13/04/2011)
Totals			171.00 sq m (1,841 sq ft)			£41,880.04	

(1) Please note, as to the Assured Shorthold Tenancies on the first and second floors, the rent shown has been annualised.

For further details please contact:

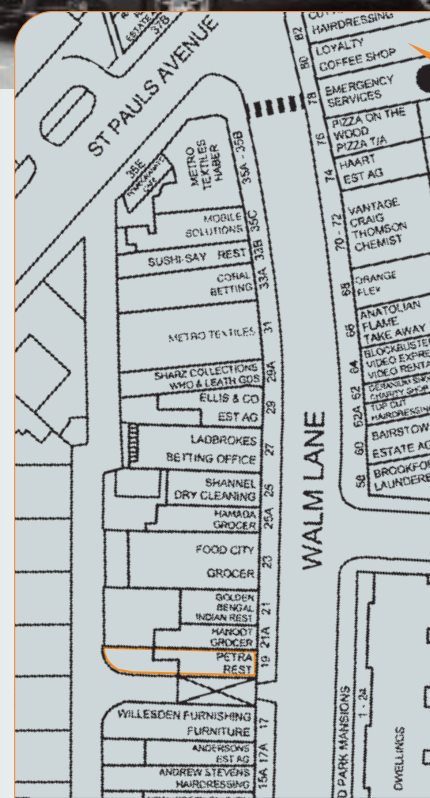
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