

lot 12

35 Walm Lane Willesden Green, London NW2 5SH

Rent
£242.50
per annum
exclusive

Freehold Highly Reversionary Retail and Residential Investment with Development Potential (subject to consents)

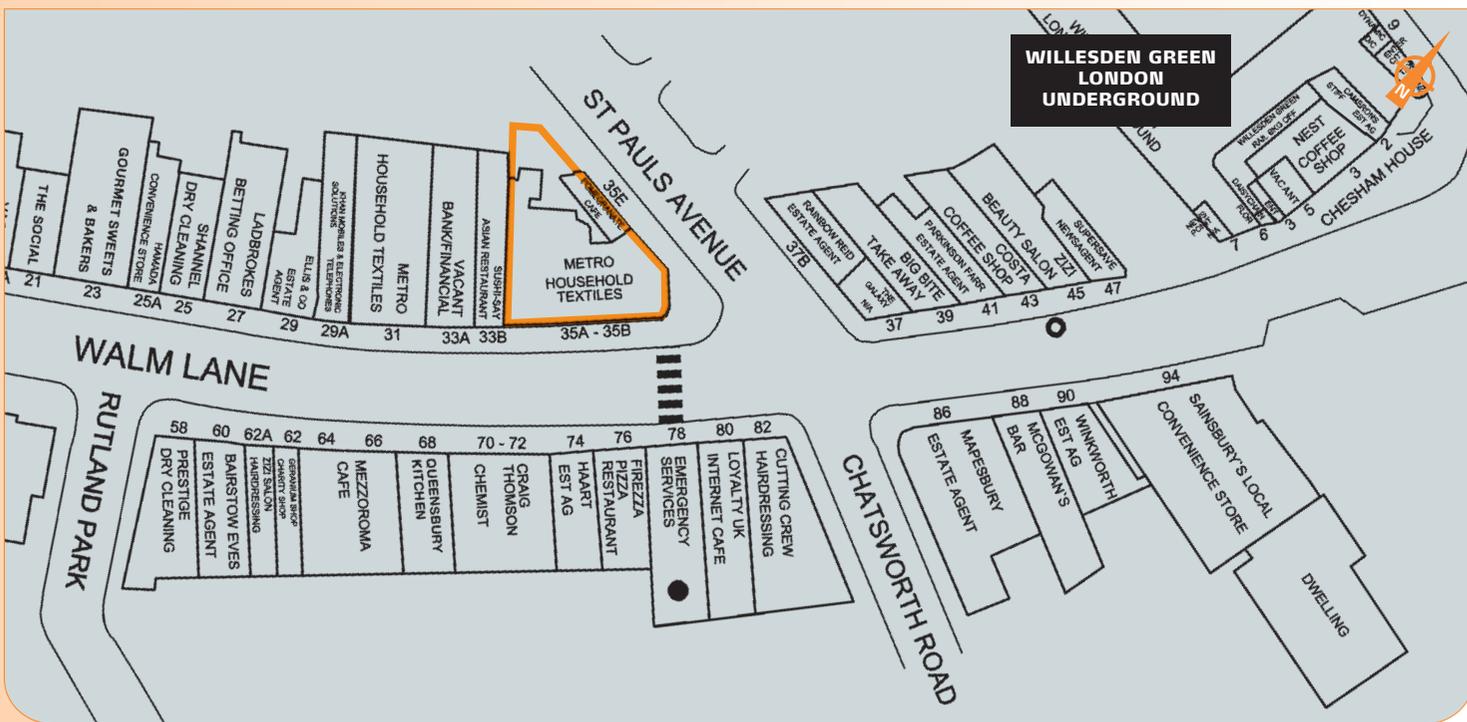
- Two retail units and two residential flats with valuable reversion in 2017
- Currently sublet at approximately £102,540 p.a. (subject to footnote (1))

- Prominent corner position in popular North-West London suburb close to Willesden Green Underground Station
- Nearby occupiers include Sainsbury's Local, Costa Coffee and Ladbrokes



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Location

Miles: 4 miles east of Wembley
5 miles south of Edgware
5 miles north of Central London
Roads: A41, A406, M1 (Junction 1)
Rail: Cricklewood Railway Station and Wilmersden Green Underground Station (Jubilee Line)
Air: London Heathrow Airport, London City Airport

Situation

The property is situated in a prominent corner position on the northern side of Walm Lane at its junction with St Paul's Avenue. The property is approximately 75 metres from Wilmersden Green Underground Station (Jubilee Line) with other nearby occupiers including Sainsbury's Local, Costa Coffee, Ladbroke's and Winkworth Estate Agents.

Description

The property comprises eight ground floor retail units which have been amalgamated to provide two larger units with 2 self-contained residential flats on the first and second floors, accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
35 & 35A-35D	Ground	Retail	231.49 sq m	(2,492 sq ft)	INDIVIDUAL (1) (2)	80 years from 24/06/1937 on a full repairing and insuring lease	£242.50 (1)	23/06/2017
35E, 35F, 35G	Ground	Retail	26.85 sq m	(289 sq ft)				
Flat 1	First	Residential – 4 Rooms, Kitchen & WC	107.21 sq m	(1,154 sq ft)				
Flat 2	Second	Residential – 3 Rooms, Kitchen & WC	85.00 sq m	(915 sq ft)				
Totals			450.55 sq m	(4,850 sq ft)			£242.50 (1)	

(1) We understand that the property has been sublet to four separate tenants at a current subrent of approximately £102,540 p.a. Please note, this information is provided as a guide only and buyers are deemed to have conducted their own enquiries. Neither Acuitus Limited or our clients offer any warranty with regard to the accuracy of this information and accept no liability for any inaccuracies.

(2) Units 35 and 35A-35D have been amalgamated to provide one large unit which is trading as Metro Textiles. Units 35E-35G have been amalgamated to provide one unit trading as Pomegranate Café.

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