

# Lot 13, 55, 59, 61 & 65 The Broadway, Greenford, London,

**UB6 9PN**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold London Retail Parade Investment

- Includes 4 Retail Units with 4 Flats
- Let to Jeston Insurance Brokers Limited, an Estate Agents, an Internet Café and a Hair & Nail Salon
- Popular North West London Suburb
- Prominent and Busy Retail Location
- Nearby occupiers include Lidl, Iceland, Subway, KFC, Greggs, Costa Coffee and an Eclectic Mix of Local Retailers
- VAT-Free Investment

#### Lot

13

#### Auction

27th March 2024

#### Rent

£75,670 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles from London's West End, 4 miles south west of Wembley Stadium, 10 miles south of Watford

#### Roads

A40, A406 (North Circular Road), M4, M25, M40

#### Rail

South Greenford Railway Station, Greenford Underground Station (Central Line)

#### Air

London Heathrow Airport, London City Airport

### Situation

Greenford is a popular residential suburb some 9 miles west of London's West End. The property is situated on the south side of the busy Broadway opposite its junction with Oldfield Lane South. Nearby occupiers include Lidl, Iceland, Subway, KFC, Greggs, Costa Coffee and an eclectic mix of local retailers.

The property also benefits from Greenford Broadway Car Park directly opposite.

### Tenure

Freehold.

### Description

The property comprises an attractive parade of 4 ground floor retail units each with a residential maisonette above. The maisonettes are accessed via the real service road.

### VAT

VAT is not applicable to this lot.

### Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The notices were served on the 7th November 2023, the tenants had until the 14th January 2024 to respond to the notices. As no tenants had responded to the notices by the 14th January 2024, the tenants are not able exercise the right of pre-emption on this sale.

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x	Rent Review (Reversion)
55 The Broadway	Ground	Retail	61.76	(665)	AN INDIVIDUAL (t/a Evans & Company Estate Agents)(2)	10 years from 14/08/2018	£22,750	(13/08/2028)
59 The Broadway	Ground	Retail	70.67	(761)	AN INDIVIDUAL (t/a Blue Star Internet Café)(3)	15 years from 22/12/2021	£18,000	31/10/2025 and five yearly (21/12/2036)
61 The Broadway	Ground	Retail	51.36	(553)	JESTON INSURANCE BROKERS LIMITED (CRN: 00738228)	15 years from 20/06/2020 (4)	£16,500	20/06/2025 and 20/06/2030 (19/06/2035)
65 The Broadway	Ground	Retail	61.35	(660)	AN INDIVIDUAL (t/a Perfection Hair and Nails)	15 years from 23/05/2021 (5)	£18,000	23/05/2026 and five yearly (22/05/2036)
55A The Broadway	First Second	Maisonette	-	(-)	AN INDIVIDUAL	99 years from 25/03/1985	£60	(24/03/2084)
59A The Broadway	First Second	Maisonette	-	(-)	AN INDIVIDUAL	99 years from 25/03/1985	£150	(24/03/2084)
61A The Broadway	First Second	Maisonette	-	(-)	AN INDIVIDUAL	99 years from 25/03/1985	£60	(24/03/2084)
65A The Broadway	First Second	Maisonette	-	(-)	AN INDIVIDUAL	99 years from 25/03/1985	£150	(24/03/2084)
<b>Total Approximate Commercial Floor Area</b>			<b>245.14</b>	<b>(2,639)</b>			<b>£75,670</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>).

(2) As to 55 The Broadway, the tenant operates a residential estate agents that are long established since 1992 (see: [www.evanson-line.com](http://www.evanson-line.com)). The tenant did not exercise the option to determine the lease in August 2023,

(3) As to 59 The Broadway, the seller is holding a rent deposit of £4,537.69 including VAT.

(4) As to 61 The Broadway, Jeston Insurance Brokers Limited (crn:00738228) were incorporated in 1962, for more information visit [www.jestons.co.uk](http://www.jestons.co.uk). The lease provides for a tenants option to determine the lease on 19/06/2025 on serving 6 months notice.

(5) As to 65 The Broadway, the seller is holding a rent deposit of £8,942.89 including VAT.

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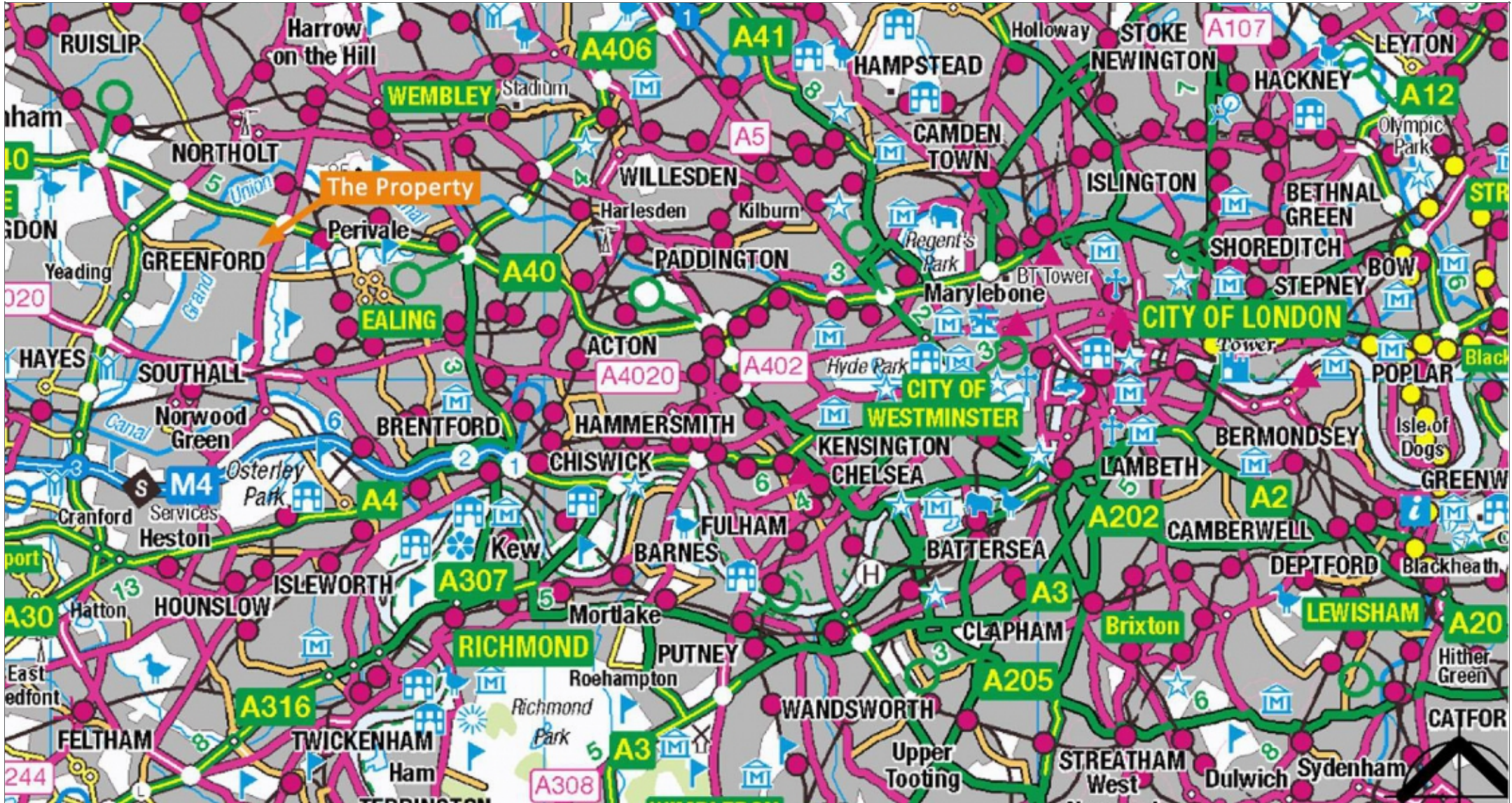
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September 2020