

45, 45A, 45B & 45C Walm Lane Willesden Green, London NW2 4QU

lot 31

Freehold Retail and Residential Investment

- Located in a busy North-West London suburb
- Upper floors comprise three residential flats
- Situated some 25 metres from Willesden Green Underground Station
- Nearby occupiers include Sainsbury's Local, Winkworth Estate Agents and NatWest

Rent
£38,360
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 on northern side of the busy Walm Lane (A406) some 25 metres from Willesden Green Underground Station. The property is located directly opposite Sainsbury's Local with other nearby occupiers including Winkworth Estate Agents, NatWest and numerous local retailers.

Description

The property comprises a GROUND FLOOR RETAIL UNIT, trading as a sandwich shop, and benefits from a GROUND FLOOR TWO BEDROOM FLAT. Additionally the first and second floors comprise 2 x TWO BEDROOM FLATS accessed to the side of the shop.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas	Tenant	Term	Rent p.a.x	Review/(Reversion)
45 Walm Lane	Ground	Retail	21.00 sq m (226 sq ft)	INDIVIDUAL (t/a Bouffe café & Delicatessen) (on assignment)	12 years from 24/06/1991 on a full repairing and insuring lease	£12,500	(24/06/2013)
45A Walm Lane	Ground	Residential	49.20 sq m (529 sq ft)	INDIVIDUAL	Offered with Full Vacant Possession –		(06/06/2011)
45B Walm Lane	First	Residential	42.00 sq m (452 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 6 months from 30/10/2010	£13,260	(29/04/2011)
45C Walm Lane	Second	Residential	45.00 sq m (485 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 6 months from 02/11/2010	£12,600	(02/05/2011)
Total Approximate Commercial Floor Area			157.20 sq m (1,692 sq ft)			£38,360	

For further details please contact:

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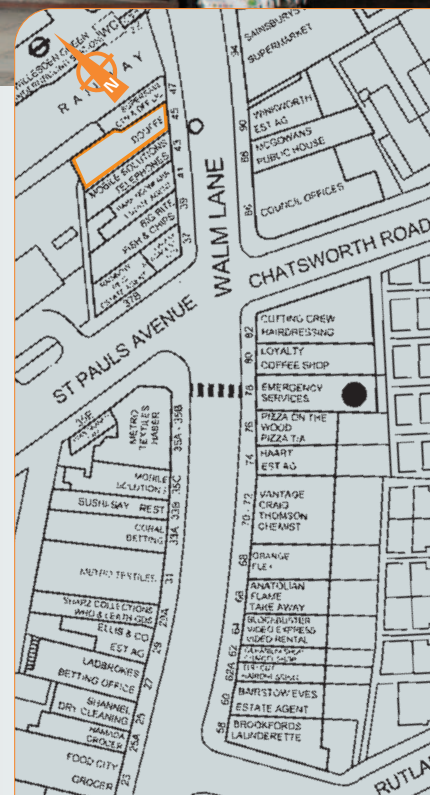
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