

lot 36 205A Kilburn High Road Kilburn, London NW6 7HY

Rent
£20,000
per annum
exclusive

Virtual Freehold Retail Investment

- Let to Wanasa Cigars Limited until 2026 (subject to option)
- Popular and busy location 2 miles north of London's West End
- Highly visible unit on A5 main arterial road through North West London
- Six Week Completion



This photograph has been computer enhanced



Location

Miles: 2 miles north of Marble Arch and the London's West End
1.5 miles south-west of Hampstead
2 miles north-west of Regents Park

Roads: A5, A40, A406, M1

Rail: Kilburn High Road, Brondesbury, London Overground Stations and Kilburn, West Hampstead London Underground Station

Air: London Heathrow, London City

Situation

The property is situated in a highly visible and strong trading position on the busy junction of Kilburn High Road (A5) and Willesden Lane (A4403). Kilburn High Road forms part of the A5 which is the major arterial route from London's West End through North West London to Edgware. The locality is a popular residential suburb with an eclectic demographic.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

The adjoining property is being sold as Lot 13.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	70.30 sq m	(757 sq ft)	WANASA CIGARS LIMITED t/a Wanasa Cigars	15 years from October 2011 until 2026 on a full repairing and insuring lease (1) (2)	£20,000	2016
Basement	Ancillary	72.10 sq m	(776 sq ft)				
Totals		142.40 sq m	(1,533 sq ft)			£20,000	

- (1) The lease provides for a tenant option to determine the lease in April 2016 on giving 6 months notice.
(2) The seller is holding a 3 month rent deposit.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Robert Irving Burns
23-24 Margaret Street, London W1W 8LF
Tel: 020 7927 0620.
Email: damien@rib.co.uk
Ref: Damien Field.



Solicitors:

Kirkwoods
41a Church Road, Stanmore, Middlesex HA7 4AB
Tel: 020 8954 8555.
Email: joyce@kirkwoods-solicitors.co.uk
Ref: Bradley Kramer.