

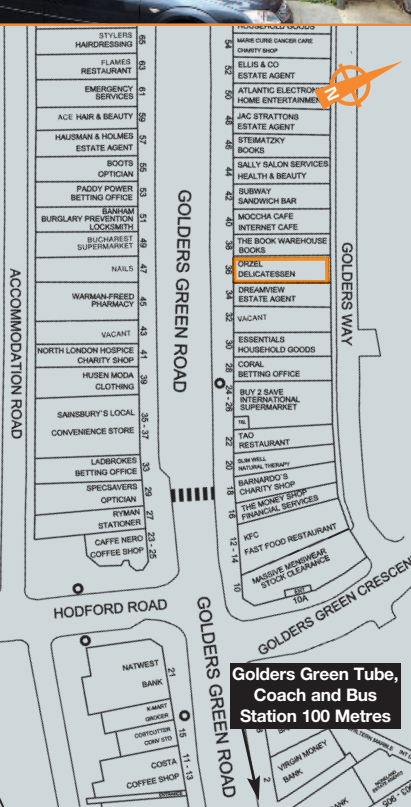
# lot 8 36 Golders Green Road & 14A/14B Golders Way London NW11 8LL

Rent  
**£57,300**  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Shop let until 2027 (No breaks)
- 2 x one bedroom flats above separately let on AST's
- In very close proximity to Golders Green Bus, Coach and Underground Station

- Nearby occupiers include Boots the Chemist, Sainsbury's Local, Holland & Barrett, Specsavers, Caffè Nero, Costa, KFC and NatWest and Lloyds Bank
- Affluent North-West London suburb



## Location

Miles: 2 miles north of Hampstead  
6 miles north-west of Central London  
Roads: A41, A406 (North Circular Road), M1 (Junction 1)  
Rail: Golders Green Underground Station (Northern Line)  
Air: London Heathrow Airport, London City Airport

## Situation

Golders Green is an affluent north-west London suburb located 6 miles from London's West End. The area benefits from good communications located close to the A406 (North Circular Road) and M1 and is served by Golders Green Underground, Coach and Bus Station. The property is prominently situated on the north side of Golders Green Road with Golders Way immediately to the rear. Nearby occupiers include Boots the Chemist, Sainsbury's Local, Holland & Barrett, Specsavers, Caffè Nero, Costa, KFC and NatWest and Lloyds Bank.

## Description

The property comprises retail accommodation on the ground floor with 2 x one bedroom flats on the first and second floors accessed from Golders Way.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	123.90 sq m (1,334 sq ft)	<b>POLISH DELI MAGDA LIMITED</b>	20 years from 29/06/2007 until 2027	£34,500	29/06/2017 & 29/06/2022
First	Residential	One Bedroom Flat	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 29/04/2012 (Holding over)	£11,400	
Second	Residential	One Bedroom Flat	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 03/01/2013 (Holding over)	£11,400	
<b>Total Commercial Area</b>		<b>123.90 sq m (1,334 sq ft)</b>			<b>£57,300</b>	

## For further details please contact:

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