

lot 43

# 36 Golders Green Road, & Flats 1-5, 14 Golders Way London, NW11 8LL

Rent  
£34,500 with  
5 newly  
converted  
residential  
flats offered  
with Vacant  
Possession

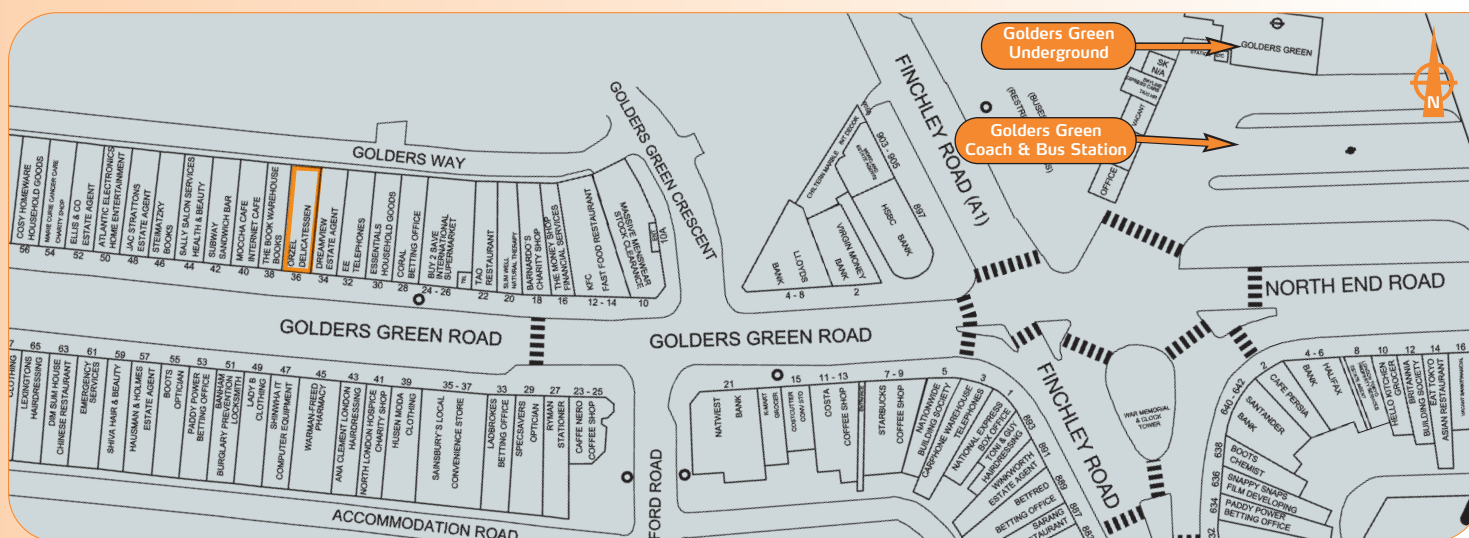
Freehold Retail and Residential  
Investment

- Retail let until 2027 (no breaks)
- Includes 5 newly converted self-contained residential flats
- Approximately 160 metres from Golders Green Underground Station and Coach Station
- Affluent North West London suburb
- Nearby occupiers include Sainsbury's Local, Boots the Chemist, EE and Specsavers Optician

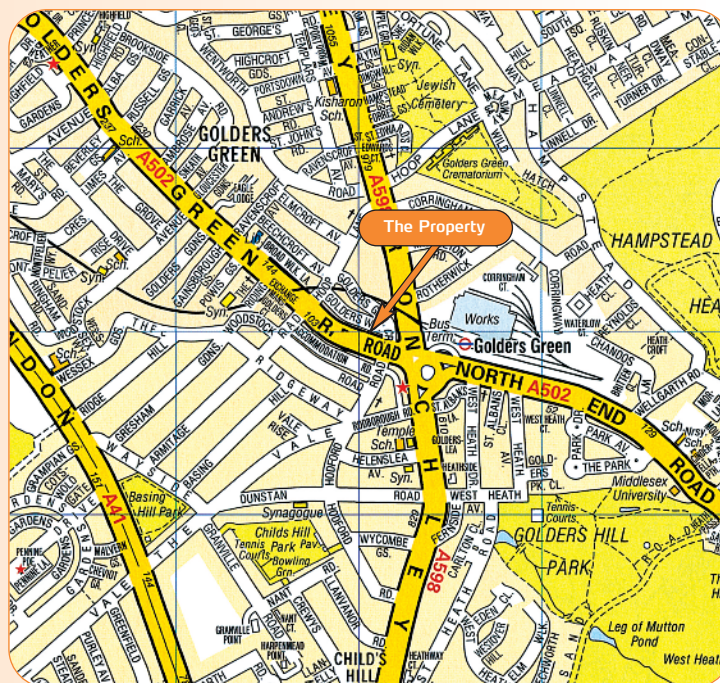


lot 43

Rent  
£34,500 with  
5 newly  
converted  
residential  
flats offered  
with Vacant  
Possession



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 10007316. For identification purposes only.



**Location**

Miles: 2 miles north of Hampstead  
5 miles north-west of Central London  
Roads: A1, A41, A406 (North Circular Road), M1 (Junction 1)  
Rail: Golders Green Underground Station (Northern Line)  
Air: London Heathrow Airport, London City Airport, London Luton Airport, London Stansted Airport

**Situation**

Golders Green is an affluent North West London suburb some 5 miles north of London's West End. The location benefits from excellent communications being close to the A406 (North Circular Road) and M1 and being 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 Sainsbury's Local, Boots the Chemist, EE and Specsavers Optician.

**Description**

The property comprises retail accommodation on the ground floor with 5 newly converted self-contained residential flats which are accessed from Golders Way. Four of the flats benefit from an additional remote store room on the 3rd floor.

**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	2 x 1 bedroom residential flats	54.81 sq m (587 sq ft)	<b>VACANT POSSESSION</b>			
Second	2 x 1 bedroom residential flats	65.27 sq m (700 sq ft)	<b>VACANT POSSESSION</b>			
Third	1 bedroom residential flat	28.34 sq m (305 sq ft)	<b>VACANT POSSESSION</b>			
Third	Remote storage	16.00 sq m (172 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>288.32 sq m (3,098 sq ft)</b>			<b>£34,500</b>	

**For further details please contact:**

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acutus.co.uk  
**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acutus.co.uk  
[www.acutus.co.uk](http://www.acutus.co.uk)

**Buyer's Legal Report Service:**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details



**Seller's Solicitors:**

**Lewis Terrace Rose Solicitors**  
Southgate Office Village, Block 7, 2nd Floor,  
288 Chase Road, London, N14 6HF.  
Tel: +44 (0)208 920 9973.  
Email:  
roumiana.dimitrova@lewisterracerose.co.uk  
Ref: Roumiana Dimitrova.