

Lot 17

£103,500 per annum
exclusive

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

Freehold Retail and Residential Investment



Key Details

- 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

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

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Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	123.90 sq m (1,334 sq ft)	POLISH DELI MAGDA LIMITED	20 years from 29/06/2007 until 2027	£34,500	29/06/2017 29/06/2022
First to third (part)	5 x 1 bedroom residential flats	148.42 sq m (1,598 sq ft)	INDIVIDUALS	5 x Assured Shorthold Tenancies	£69,000	
Third	Remote storage					
Totals		288.32 sq m (3,098 sq ft)			£103,500	



Flat No.3



Flat No.5



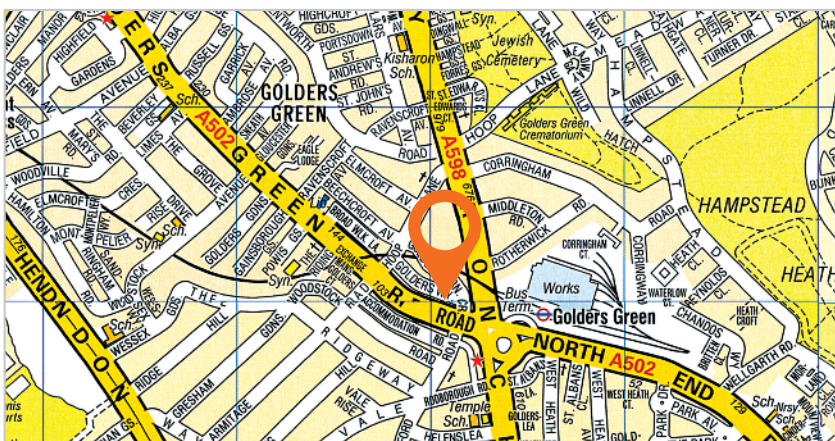
Golders Way entrance to flats



Flat No.4



Golders Green Station



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