

Lot 34

£115 per annum exclusive

9 Joel Street, Northwood Hills, Greater London HA6 1NU Reversionary Freehold Restaurant and Residential Ground Rent Investment



Key Details

- Popular North West London suburb
- Highly reversionary in approximately 15 years
- Includes three bedroom maisonette
- Neighbouring occupiers include KFC, Boots, William Hill, Domino's Pizza, Nisa and Costa

Location

Miles: 3.5 miles north-west of Harrow
5 miles south of Watford
15 miles north-west of Central London
Roads: A404, M25 (Junction 17 & 18), M1 (Junction 15)
Rail: Northwood Hills Underground (Metropolitan Line)
Air: Heathrow International Airport, Luton Airport

Situation

Northwood Hills is a popular and affluent North West London suburb located approximately 15 miles from Central London. The property is prominently located on the east side of Joel Street, 170 metres from Northwood Hills Underground Station (Metropolitan Line) and 35 metres from the junction with Pinner Road (A404). Neighbouring occupiers include KFC, Boots, William Hill, Domino's Pizza, Nisa and Costa.

Description

The property comprises ground floor restaurant accommodation with a self-contained three bedroom maisonette on the first and second floors.

Tenure

Freehold.

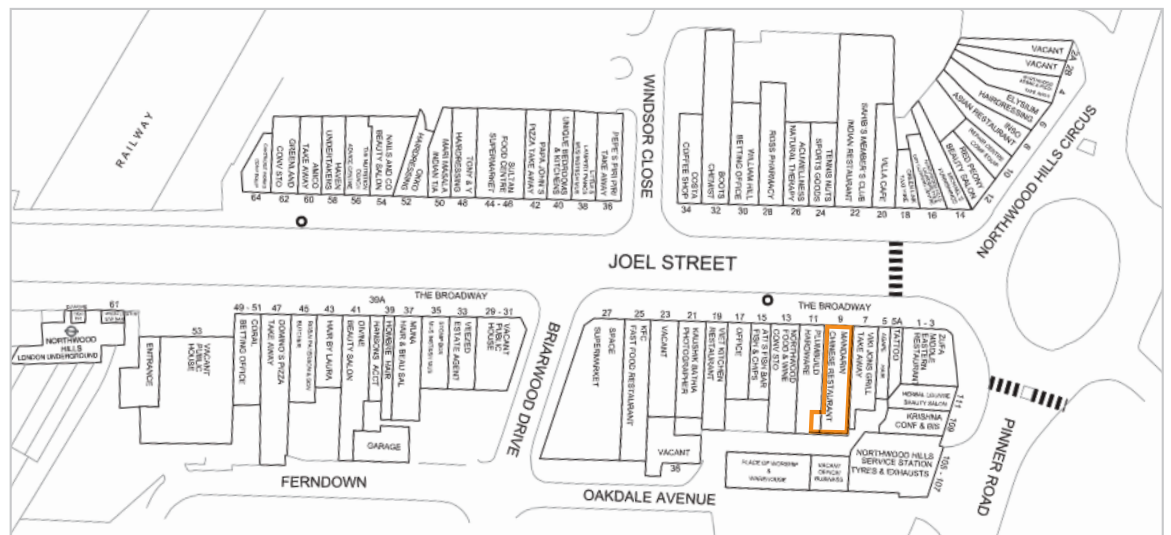
VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant	145.20 sq m (1,563 sq ft)	K F TU MAN ON LUNG	99 years from 29/9/1934 on a full repairing and insuring lease	£115	28/09/2033 (approximately 15 years)
Part First & Second	Ancillary Residential	15.7 sq m (169 sq ft) 1 x 3 bedroom maisonette	t/a Mandarin			
Total Commercial		160.90 sq m (1,732 sq ft)			£115	



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