

Lot 40

£35,000

97-99 Burnt Oak Broadway, Edgware, Middlesex HA8 5HS

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	83.00 sq m	INDIVIDUALS (1)	15 years from 16/09/2016 on a full repairing and insuring lease	£35,000	2021 & 2026
Ground	Ancillary	2.50 sq m (27 sq ft)				
First	Ancillary	16.50 sq m (177 sq ft)				
First	Residential	3 rooms, kitchen & shower/WC GIA 49.00 sq m (528 sq ft)				
Second	Residential	4 rooms, kitchen & shower/WC GIA 64.00 sq m (689 sq ft)				
Total		215 sq m (2,314 sq ft)			£ 35,000	

(1) The property is sublet.

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Key Details

- Reversionary Rent Review in 2021
- Prominent corner location on A5
- Shop and two self-contained flats
- Close to Burnt Oak Underground Station (Northern Line)
- Opposite Costa and adjacent to William Hill

On behalf of  Mapeley

Location

Miles: 10 miles north of central London
7 miles south of Watford
1.5 miles west of Mill Hill Broadway

Roads: A5, A1, A41, M1, M40, M25

Rail: Burnt Oak Underground Station (Northern Line)

Air: London Heathrow Airport

Situation

Burnt Oak, in the London Borough of Barnet, is 10 miles north of central London and 1 mile south of Edgware. The property is located in a mixed residential/commercial area, in a prominent location on Burnt Oak Broadway (A5), at its junction with The Highlands, some 400 metres west of Burnt Oak Underground Station (Northern Line). Nearby occupiers include Costa (opposite), William Hill (adjacent), Peacocks, Ladbrokes, Shoe Zone and Poundland.

Description

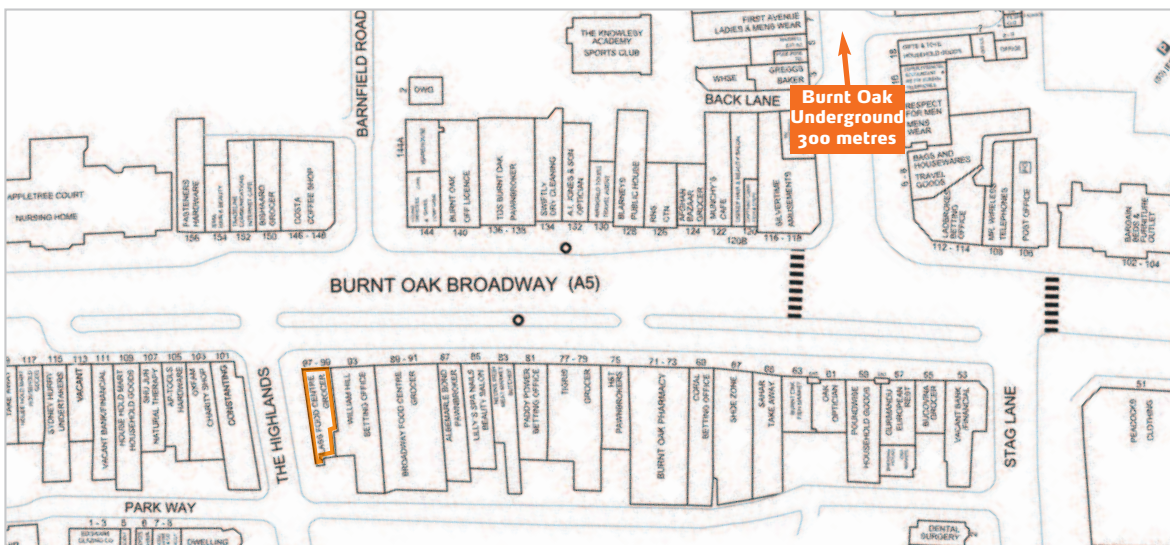
The property comprises a ground floor shop with first floor storage and a rear store room. The first and second floors comprise self-contained residential accommodation accessed via The Highlands. The first floor comprises three rooms, kitchen and shower room/WC and the second floor, four rooms, kitchen and shower room/WC.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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