

Lot 28

£53,900 per annum exclusive (Gross)

80 Edgware Road, London W2 2EA Central London Retail Investment



Key Details

- Let to tenant trading as AL Razi Pharmacy
- Shop lease expires March 2027 (no breaks)
- Located between London Marriott Hotel Marble Arch and Marble Arch Underground Station in popular Central London location
- Asset management opportunities

On behalf of a Charitable Trust

Location

- Miles:** 0.3 miles from Hyde Park
0.6 miles from Regent's Park
- Roads:** A5 (Edgware Road)
A40 (Westway)
A4202 (Park Lane)
- Rail:** Edgware Road Station (450m)
Marble Arch Railway Station (550m)
- Air:** London Heathrow Airport

Situation

The property is prominently situated on the eastern side of Edgware Road (A5), at its junction with Stourcliffe Street and south of its junction with George Street. The property is located between The Marriott Hotel (Marble Arch) and Marble Arch Underground Station. Other nearby retailers on Edgware Road include Tesco Metro, Waitrose, Boots the Chemist, Starbucks, Pret a Manger, Caffè Nero and branches of Lloyds, HSBC, and Halifax banks.

Description

The property comprises a pharmacy arranged on the ground floor and basement, forming part of a larger building.

Tenure

Held on an intermediate leasehold interest for a term of 90 years less three days from 25th March 1937 expiring 21st March 2027 at a fixed rent of £100 p.a. The freehold is held by The Portman Estate.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Pharmacy	42.40 sq m (456 sq ft)	INDIVIDUAL	A term of years from 13/11/2017 until 19/03/2027 on a full repairing and insuring lease	£53,900	12/11/2022
Basement	Ancillary	66.30 sq m (714 sq ft)	t/a Al Razi Pharmacy			
Total		108.70 sq m (1,170 sq ft)			£53,900	



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