

Lot 9

£82,340 per annum
exclusive

130 Allitsen Road, St John's Wood, London NW8 7AU Prime Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 9

£82,340 per annum exclusive

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
130	Ground Basement	Retail Retail	46.44 sq m 51.56 sq m	(501 sq ft) (555 sq ft)	SHAMAN ENTERPRISES LIMITED t/a The Beauty Centre (1)	10 years from 04/06/2014	£32,000	04/06/2019 (03/06/2024)
Flat 1	First	Residential	1 Bed Flat		INDIVIDUAL	2 year AST from 01/11/2017 (2)	£16,120	(31/10/2019)
Flat 2	Second	Residential	1 Bed Flat		INDIVIDUAL	1 year AST from 01/08/2018	£17,420	(31/07/2019)
Flat 3	Third	Residential	1 Bed Flat		INDIVIDUAL	3 year AST from 11/09/2018 (3)	£16,800	(10/09/2021)
Total Commercial Area:			98.00 sq m	(1,056 sq ft)			£82,340	

(1) www.thevipbeautyclub.com
 (2) The lease provides a tenant option to determine from 01/02/2019 on not less than 2 months' notice.
 (3) The lease provides a mutual option to determine from 10/09/2019 on not less than 2 months' notice.
 NB. In accordance with the Estate Agents Act 1979, a member of ADS Real Estate is a connected person to the vendor.

Key Details

- Retail unit with three residential flats above all let on ASTs
- Highly prestigious and affluent North West London location
- Immediate proximity to St John's Wood High Street
- Nearby occupiers include The Ivy Café, Holland & Barrett, Space NK and Boots

Location

Miles: 1.5 miles north of London's West End
Roads: A41 Wellington Road/Finchley Road
Rail: St John's Wood Underground Station (Jubilee Line)
Air: Heathrow, Luton and City Airports

Situation

St John's Wood is a highly affluent and prestigious North London residential district situated just north of Regent's Park. The property occupies a prominent position on Allitsen Road, close to its junction with St John's Wood High Street. The property is a five minute walk from St John's Wood Underground, which provides access to the Jubilee Line. Nearby occupiers include The Ivy Café, Holland & Barrett, Space NK and Boots.

Description

The property, an attractive five storey building, comprises a ground floor and basement retail unit and three self-contained residential flats located on first, second and third floors.

Tenure

Freehold.

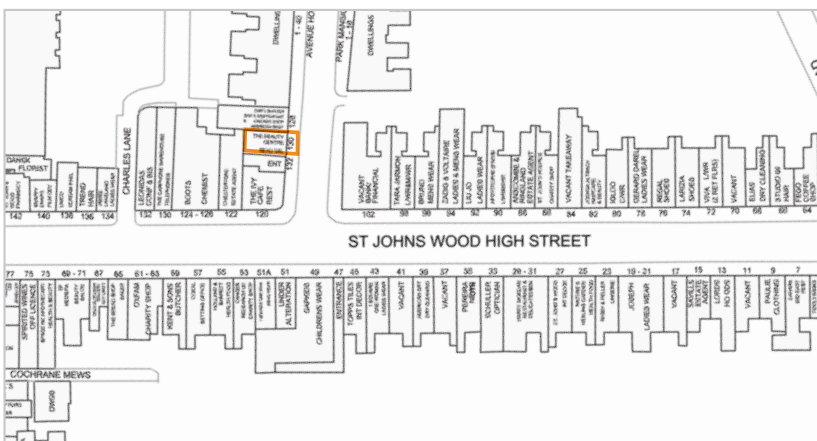
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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