

Lot 13

£87,800 Per Annum
Exclusive

146 - 148 Burnt Oak Broadway (A5),

Burnt Oak, London HA8 0AX

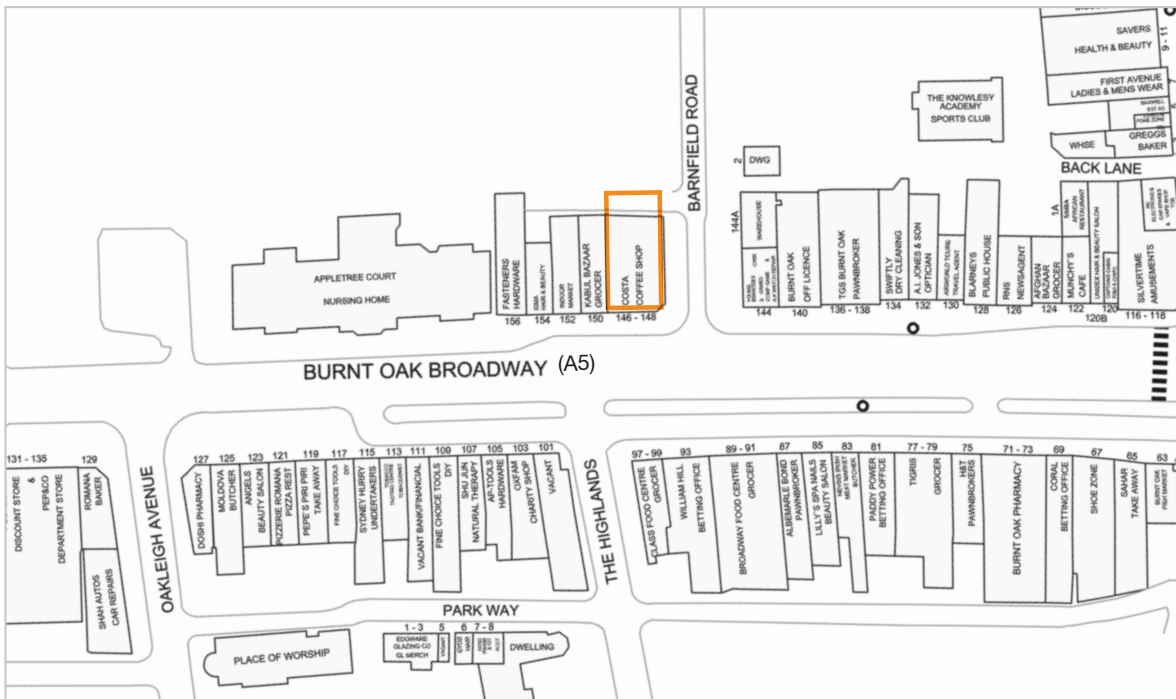
Freehold Retail and Residential Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
146-148	Ground Part First	Retail Ancillary	211.38 sq m 17.61 sq m	(2,275 sq ft) (189 sq ft)	COFFEE KAHAWA LIMITED t/a Costa Coffee (1)	10 years from 13/12/2014	£35,000 (1)	12/12/2024
146A	First	Residential	3 room flat		INDIVIDUALS	2 years from 15/03/2019	£13,200	14/03/2021
146B	First	Residential	3 room flat		INDIVIDUAL	1 year from 21/02/2020	£12,600	20/02/2021
148B	Second	Residential	3 room flat		INDIVIDUAL	1 year from 05/11/2020	£13,200	04/11/2021
148A	Second	Residential	3 room flat		INDIVIDUAL	1 year from 15/11/2020	£13,800	14/11/2021
Total			228.99 sq m (2,464 sq ft)				£87,800	

(1) As to the lease of the ground floor to COFFEE KAHAWA LIMITED t/a Costa Coffee the October 2019 rent review was recently settled at £35,000pax from £30,000 p.a.x.



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Key Details

- Retail let to Coffee Kahawa Limited t/a Costa Coffee until 2024
- Includes a shop and 4 self-contained Flats,
- Prominent corner location on A5
- Long term potential residential development at the rear (subject to consents)
- Close to Burnt Oak Underground Station (Northern Line)
- Neighbouring occupiers include Iceland foods, Ladbrokes, Savers, Poundland and an eclectic mix of local traders

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). Neighbouring occupiers include Iceland foods, Ladbrokes, Savers, Poundland and an eclectic mix of local traders.

Description

The property comprises a substantial double fronted shop comprising ground floor retail accommodation and part first floor ancillary accommodation. The first and second floors comprises of four self contained 2 bedroom flats accessed from the rear of the property. The property benefits from a return frontage on to Barnfield Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



Seller's Solicitors: Brecher LLP
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