

Lot 9

£50,000 Per Annum
(Plus eight newly
developed flats with
Vacant Possession and
ready to be let)

109/111 Golders Green Road, Golders Green,
London NW11 8HR

Recently Let Freehold Retail Investment with Newly Developed Residential Above

Shop Tenant
Commenced Shop
Fitting



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.	Review
Ground	Retail/Ancillary	289.30 sq m	(3,114 sq ft)	AFG HOUSEWARES UK LIMITED (1)	20 years from 17/11/2020 until 16/11/2040	£50,000 (2)	17/11/2025 and 5 yearly thereafter
First/Second	8 flats (3x 1 bed & 5x 2 bed)	406.91 sq m (total) (3)	(4,380 sq ft) (total) (3)	VACANT	-	-	-
Total		696.21 sq m	(7,494 sq ft)			£50,000	

(1) A rent deposit of £25,000 is held by the landlord.

(2) Under the terms of the lease, the tenant benefits from a 6 month rent free period from 10/12/2020. The Vendor has agreed to adjust the completion monies so that the property effectively produces £50,000 per annum from completion of the sale until the expiry of the rent free period.

(3) Gross Internal Area. The flats range in size from approximately 375 sq ft to 660 sq ft.

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(Plus eight newly developed on line flats with Vacant Possession and ready to be let)

Key Details

- Shop recently let to AFG Housewares UK Limited (a Household Goods Wholesaler)
- New 20 year shop lease from November 2020 (No Breaks)
- Eight newly developed separately accessed flats on upper floors ready to be let (3x 1 bed and 5x 2 bed)
- Located in the heart of Golders Green, within very close proximity to Golders Green Tube and Bus Station
- Nearby occupiers include Tesco Express, Boots the Chemist, Holland & Barrett and various restaurants and coffee shops
- Immediate Asset Management potential
- Affluent and popular North-West London suburb

Location

Miles: 6 miles north-west of Central London

Roads: A406 (North Circular)

Rail: Golders Green Tube Station (Northern Line)

Air: London Luton, London Heathrow

Situation

Golders Green is an affluent North West London suburb, 5 miles north-west of London's West End. The location benefits from excellent communications being close to the A406 (North Circular Road) and M1. The property is situated on a prominent corner position on the south side of Golders Green Road, at its junction with Armitage Road. Nearby occupiers include Tesco Express, Boots the Chemist, Holland & Barrett and various restaurants and coffee shops. Golders Green Tube and Bus Station is located a short walk away with various bus routes serving Golders Green Road.

Description

The property comprises a three storey building arranged as a large ground floor shop with 8 newly developed flats over first and second floors, accessed from the front.

Tenure

Freehold.

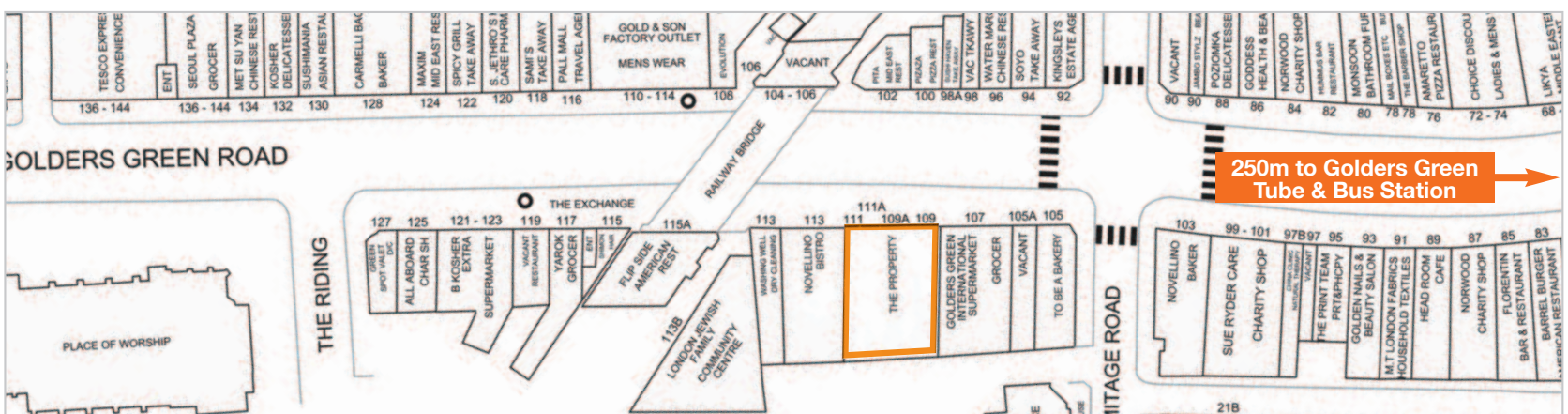
VAT

VAT is not applicable to this lot.

Eight Week Completion Available.

Energy Performance Certificate

B (shop). See legal pack at www.acuitus.co.uk.



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