

Lot 9

£115,000 Per Annum
Exclusive

82 Sunleigh Road, Alperton,
London, HA0 4LR

Freehold Industrial Investment with Residential Redevelopment Potential



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Workshop/Café Offices	384.64 sq m	(4,140 sq ft)	ACCIDENT MANAGEMENT SOS LIMITED (CRN 12097685)	8 years from 27/9/2019 on a full repairing and insuring lease (1)	£115,000 (2)	27/09/2023 (26/09/2027)
		137.72 sq m	(1,482 sq ft)				
Total		522.36 sq m	(5,622 sq ft)			£115,000	

- (1) The lease provides for a tenant option to determine on 27/09/2024 and is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.
 (2) The tenant is paying the rent on a monthly basis.

Planning

The London Borough of Brent has granted planning permission under planning Application No: 18/0320 for the demolition of the existing building and redevelopment of the site with 9 houses comprising a terrace of 7 x 3 storey townhouses (5 x 3 bed and 2 x 4 bed) and 2 x detached 2 bedroom bungalows each with private gardens and associated car parking, landscaping, refuse and bike storage. A copy of the planning consent is available in the legal pack.

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Key Details

- Let until 2027 (subject to option)
- Comprises Workshop, offices and Substantial yard area
- Approximately 0.48 Acres (0.19 Hectares) and a site coverage of 22%.
- 500 metres from Alperton Underground station
- Planning consent for 9 houses
- Lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954

Location

Miles: 1.5 miles south west of Wembley Stadium
 8 miles north-west of Central London
Roads: A406 North Circular Road, A40, M40, M25
Rail: Alperton Underground (Piccadilly), Hanger Lane Underground (Central)
Air: London Heathrow, London City Airport

Situation

Alperton is a popular suburb located 1.5 miles south west of Wembley stadium and less one mile of Hanger Lane. Sunleigh Road is predominantly a residential street leading the Grand Union Canal and a small Industrial Estate. The property is situated on the east side of Sunleigh Road behind residential houses and adjacent to the Industrial estate. The property benefits from being 500 metres from Alperton Underground station (Piccadilly Line). Alperton has benefited from significant recent residential developments adjacent to the Grand Union Canal.

Description

The property is a former ambulance station, now occupied and used as a Motorcycle sale and maintenance workshop, as well as offices. The property benefits from a significant yard area used as a motorcycle training area. The property has an approximate site area of 0.48 Acres (0.19 Hectares) with a site coverage of some 22%. The building comprises a workshop/cafe on the ground floor and offices on the 1st floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.



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