

# Lot 5

£60,000 Per Annum  
Exclusive

31, 31a and 31b The Broadway, Mill Hill,  
**London, NW7 3DA**

Freehold Chemist and Residential Investment





## Tenancy and accommodation

# Lot 5

£60,000 Per Annum  
Exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Chemist	139.35 sq m	(1,500 sq ft)	D. N. SHARPE LIMITED t/a Care Chemist (1)	10 years from September 2020 (2)	£30,000	September 2025
First	1 bed flat	34.71 sq m	(374 sq ft)	INDIVIDUAL	6 month AST from 23/05/2020 at £1,150 pcm	£13,800	
First/Attic	2 bed duplex	60.03 sq m	(646 sq ft)	INDIVIDUAL (3)	6 month AST from September 2020 at £1,350 pcm	£16,200	
Total		234.09 sq m	(2,520 sq ft)			£60,000	

- (1) Care Chemist are a very well established pharmacy who have been trading on The Broadway for over 20 years. D. N. Sharpe Limited trade from one other Chemist in Golders Green.  
(2) The lease is subject to a tenant option to determine in August 2025.  
(3) The tenant has been in occupation for about 4 years. The AST is being renewed.

### Key Details

- Shop trading as Care Chemist (trading here for over 20 years)
- New 10 year shop lease from September 2020 (subject to option)
- Two separately accessed flats above, let separately on AST's
- Approximately 200 metres from Mill Hill Thameslink & Bus Station
- Nearby occupiers include Marks & Spencer Simply Food, Iceland, Tesco Express, Costa and a number of restaurants and coffee shops
- Affluent North-West London suburb
- VAT-free Investment

### Location

**Miles:** 10 miles north-west of Central London  
**Roads:** A1, M1  
**Rail:** Mill Hill Broadway (Thameslink)  
**Air:** London Luton, London Heathrow

### Situation

Mill Hill, a popular London suburb is located approximately 10 miles north-west of the Central London. The property is prominently located on the north side of The Broadway, Mill Hill's main shopping destination, less than 200 metres from Mill Hill Broadway Train and Bus Station. Nearby occupiers include M&S Simply Food, Costa, Tesco Express, Iceland and various independent cafes, shops and restaurants.

### Description

The property, comprises a ground floor chemist with a pharmacy and separately accessed residential accommodation above (1 x two bed duplex and 1 x one bed flat). The one bed flat (31b The Broadway) has been recently refurbished.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

### Energy Performance Certificate

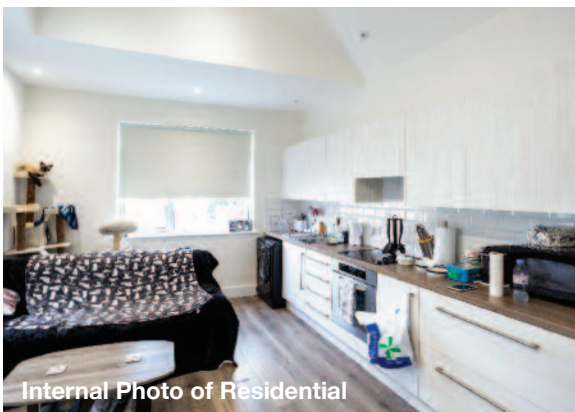
Band C (shop). See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to [george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk) who will confirm the time and date.



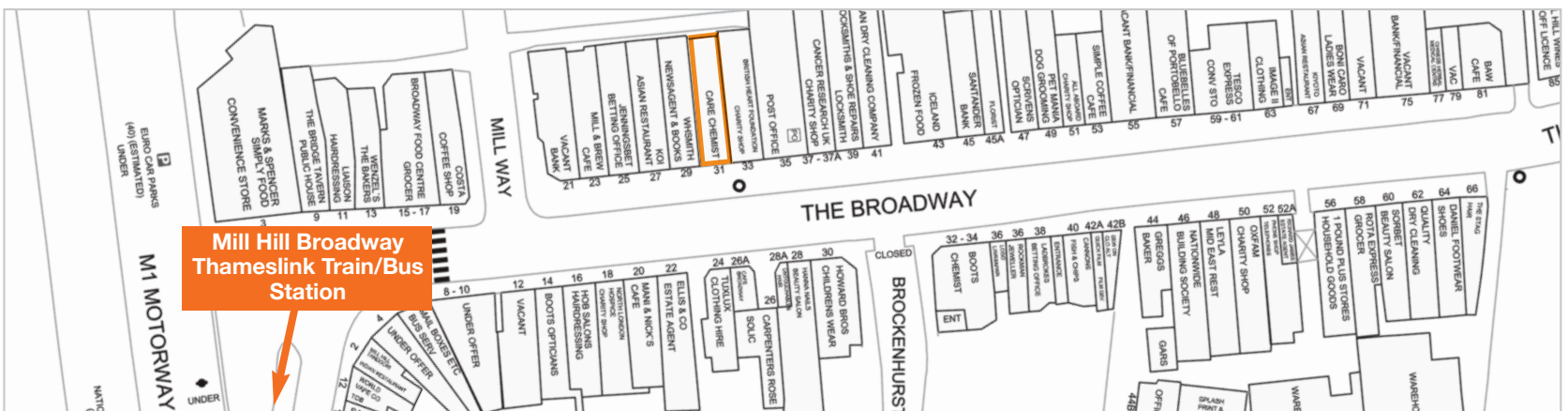
Internal Photo of Residential



Internal Photo of Residential



Internal Photo of Residential



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