

Lot 10

£42,500 Per Annum
Exclusive (Plus 4
newly-developed flats
with Vacant Possession)

105 Golders Green Road, Golders Green,
London, NW11 8HR

Recently Let Freehold Retail Investment with Newly Developed Residential Above

Bakery
To Start Shop-Fitting
Shortly



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Bakery	124.11 sq m	(1,336 sq ft)	TABOON LONDON LIMITED t/a Taboon Bakery (1)	15 years from 27/07/2020 until 26/07/2035	£42,500	27/07/2025 27/07/2030 25/07/2035
First	Residential - Flat 1	1 bed - 46.73 sq m	(503 sq ft)		-	-	-
	Residential - Flat 2	1 bed - 50.21 sq m	(540 sq ft)				
Second	Residential - Flat 3	1 bed - 37.84 sq m	(407 sq ft)	VACANT			
	Residential - Flat 4	2 beds - 58.60 sq m	(631 sq ft)				
Total		317.49 sq m	(3,417 sq ft)			£42,500	

(1) A rent deposit of £31,875 is currently held by the landlord.

Viewings

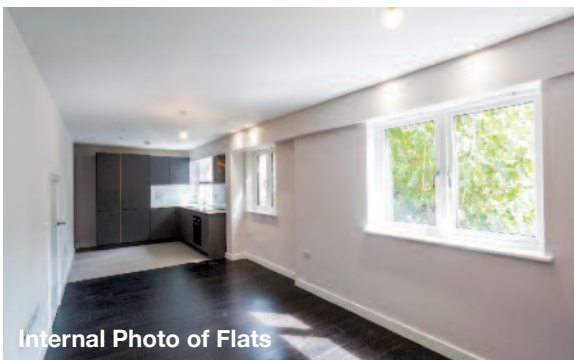
There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.

Energy Performance Certificate

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



Internal Photo of Flats



Internal Photo of Flats



Internal Photo of Flats

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Key Details

- **Shop/Bakery recently let to Taboon London Limited t/a Taboon**
- **New 15 year shop lease from July 2020 (no breaks)**
- **Four newly developed separately accessed flats on upper floors ready to be let (1 x 2 bed and 3 x 1 bed)**
- **Prominent corner position 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), A41 (Finchley Road), M1

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 recently let ground floor bakery, with shop fitting to commence imminently and newly developed residential accommodation (3x one bed flats and 1x two bed flats) on the first and second floors. The residential accommodation benefits from separate access via Armitage Road, as well as a roof terrace.

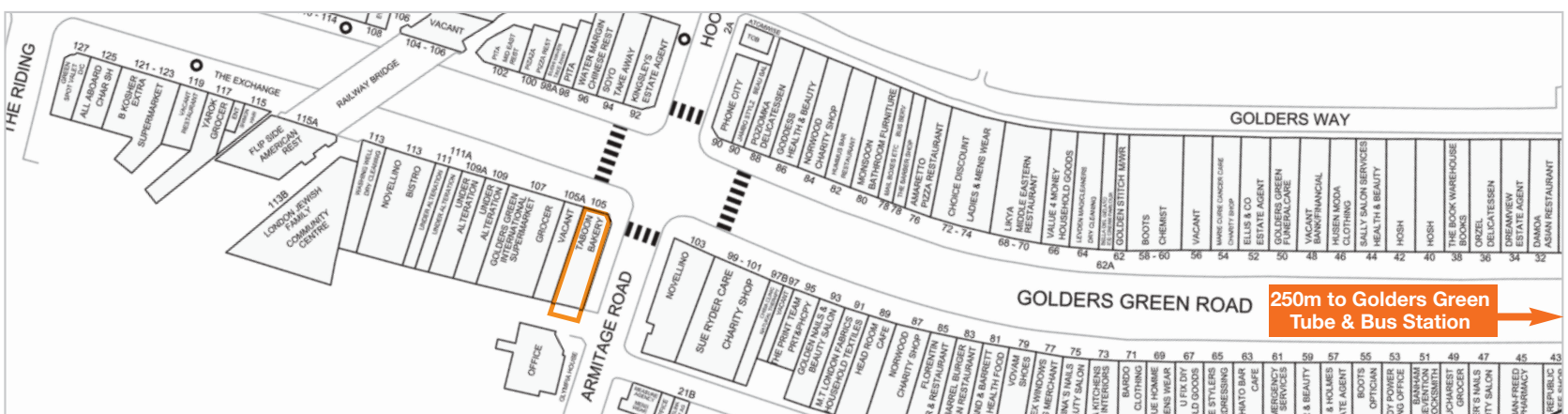
Tenure

Freehold

VAT

VAT is not applicable to this lot

Eight Week Completion



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Peter Brown & Co Solicitors LLP
Paul Braham
+44 (0)20 8447 3286
paul@peterbrown-solicitors.com