

Lot 3, 7 & 7A Warwick Parade, Belmont Circle, Kenton, London,

HA3 8SA

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Freehold Public House and Residential Investment

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## Property Information

### Freehold Public House and Residential Investment

- Public House with 4 x Bedroom Maisonette
- Entirely Let Until 2031
- Affluent North West London Location
- Popular Neighbourhood Retailing Hub
- First Time on the Market for 51 Years
- VAT Free Investment
- Nearby Occupiers Include Costa, Lloyds Pharmacy, William Hill, Spar, Tesco and Domino's.

**Lot** 3  
**Auction** 18/May/2022

**Rent** £27,000 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail/Residential  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 12 miles north-west of Central London  
**Roads** A409, A4006, A5 & M1 (Junction 1)  
**Rail** Harrow and Wealdstone Rail (Bakerloo Line) Cannons Park Underground (Jubilee Line)  
**Air** London Heathrow Airport, London Luton Airport, London Stansted Airport, London City Airport

### Situation

Kenton is an affluent and popular north west London suburb of Kenton situated some 9 miles north west of London's West End. The property is prominently situated in Belmont Circle, a busy roundabout junction forming a hub of neighbourhood retailing parades. Neighbouring occupiers include an eclectic mix of local retailers, restaurants and national occupiers including Costa, Lloyds Pharmacy, William Hill, Spar, Tesco and Domino's.

### Tenure

Freehold.

### EPC

Band C (Retail) Band D (Residential).

### Description

The property comprises a ground floor public house with a lower ground ancillary area and a self contained 4 x bedroom maisonette on the first and second floors. The Maisonette is accessed from the rear service road via Kenmore Avenue.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Public House	120.94 sq m	(1,301 sq ft)	INDIVIDUAL t/a Life of Reilly's (1)	20 years from 25/03/2011 until 2031	£27,000	25/03/2024 (24/03/2031)
Lower Ground	Ancillary	27.00 sq m	(290 sq ft)				
First	Residential	39.49 sq m	(425 sq ft)				
Second	Residential	31.53 sq m	(339 sq ft)				
<b>Total Approximate Floor Area</b>		<b>218.96 sq m</b>	<b>(2,356 sq ft)</b>			<b>£27,000</b>	

(1) The Landlord is holding a rent deposit of £8,000.

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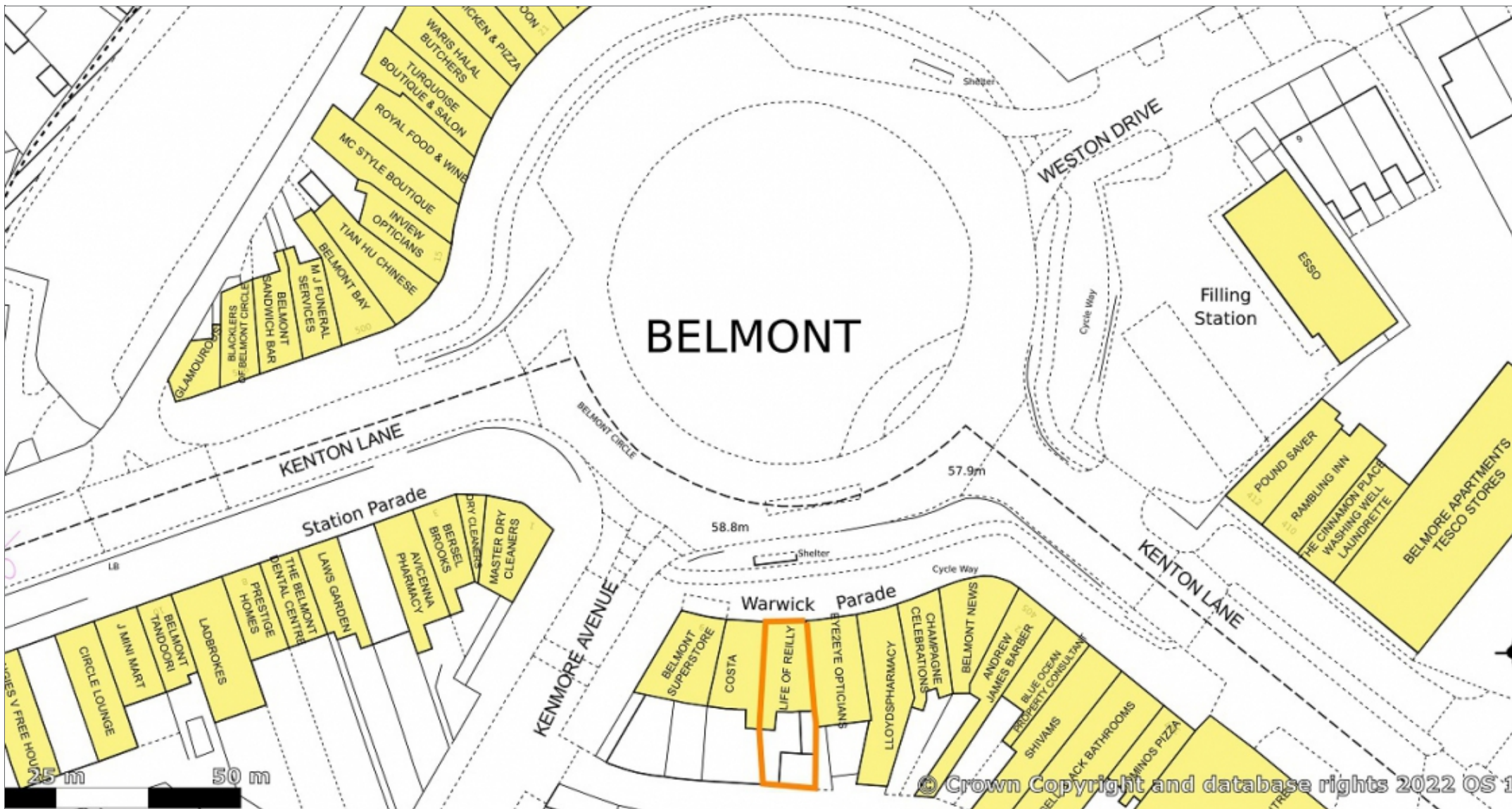
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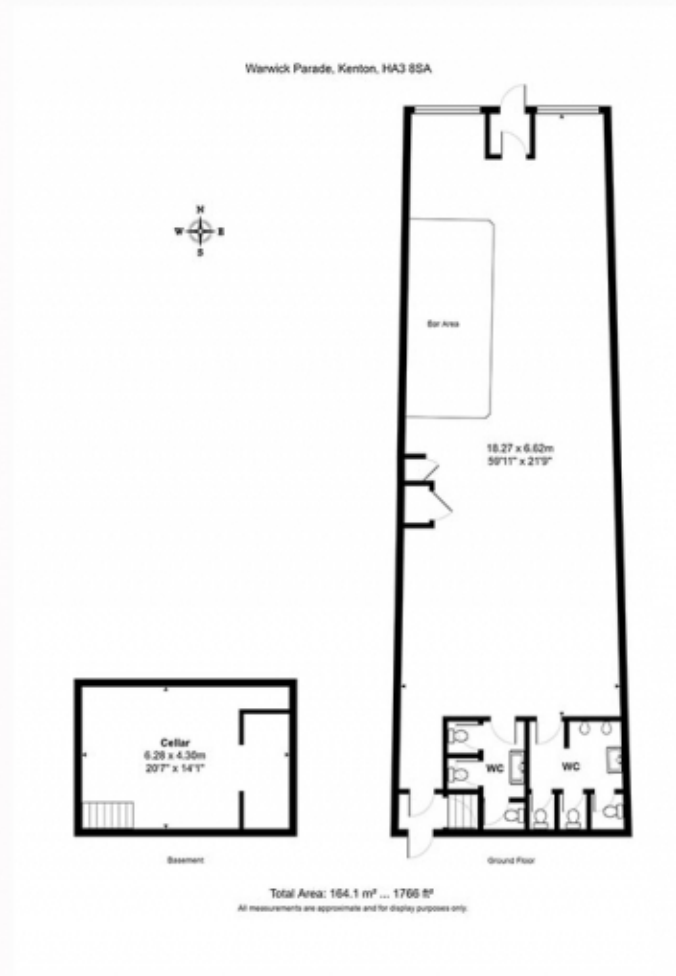
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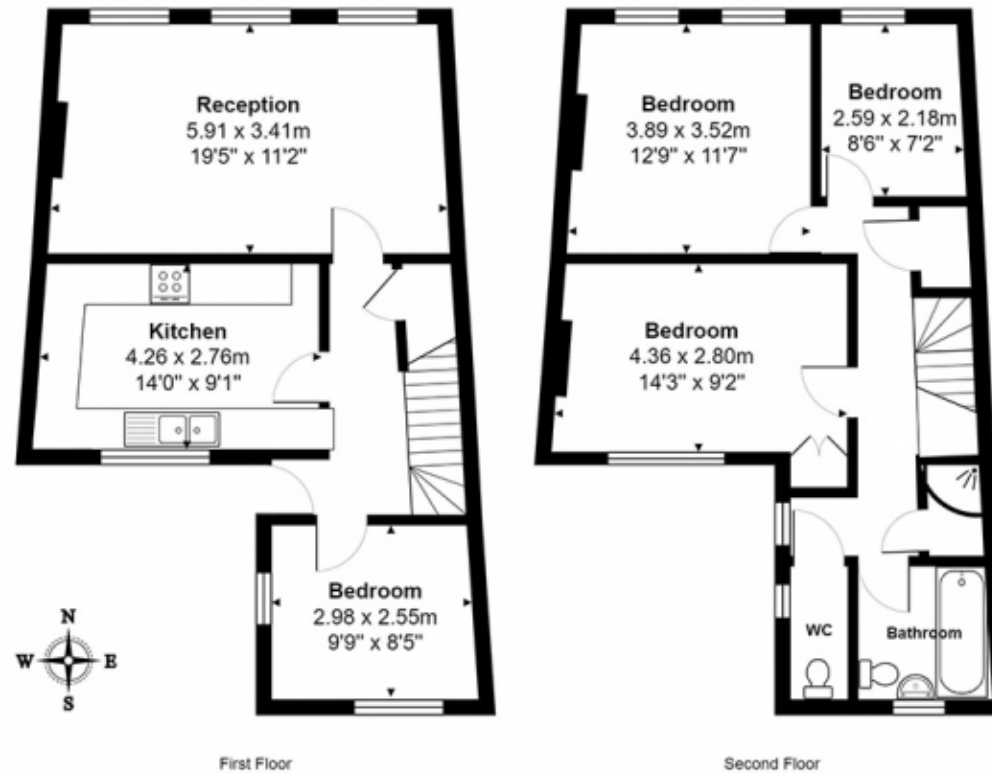


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Total Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Contacts

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September 2020