

Lot 2, 111 High Road, Willesden, London, NW10 2SL

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Ground Floor Retail and Office Accommodation on the Upper 2 Floors
- Let to Solicitors Until 2029
- Affluent and Desirable North West London Location
- Potential to Extend and Convert the Uppers to Residential (subject to consents)
- Nearby Occupiers include Londis, Ladbrokes, Dominos, Sainsbury's

Lot

2

Auction

18/May/2022

Rent

£20,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

4 miles east of Wembley, 5 miles south of Edgware, 5 miles north of Central London

Roads

A41, A406, M1 (Junction 1)

Rail

Willesden Green Underground Station (Jubilee Line) Dollis Hill Underground Station (Jubilee Line), Cricklewood Railway Station

Air

London Heathrow Airport, London City Airport, London Gatwick Airport

Situation

The property is situated in a busy retail parade on the south side of Willesden High Road (A407) opposite its junction with Huddlestone Road. Nearby occupiers include Londis, Ladbroke's, Dominos, Sainsbury's Local and a large mix of independent retailers, cafes and businesses.

Tenure

Freehold.

Description

The property comprises ground floor retail accommodation and office accommodation on the first and second floors. The property may be suitable to extend and for residential conversion of the upper parts subject to the necessary consents.

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 First Second	Retail Office Office	65.00 sq m 50.00 sq m 29.00 sq m	(699 sq ft) (538 sq ft) (312 sq ft)	INDIVIDUAL t/a Jai Stern LLP Solicitors	15 years from 24/01/2014 until 2029	£20,000	24/01/2019 (23/01/2029)
Total Approximate Floor Area		144.00 sq m	(1,549 sq ft) (1)			£20,000	

(1) The floor areas stated above are Gross Internal Areas.

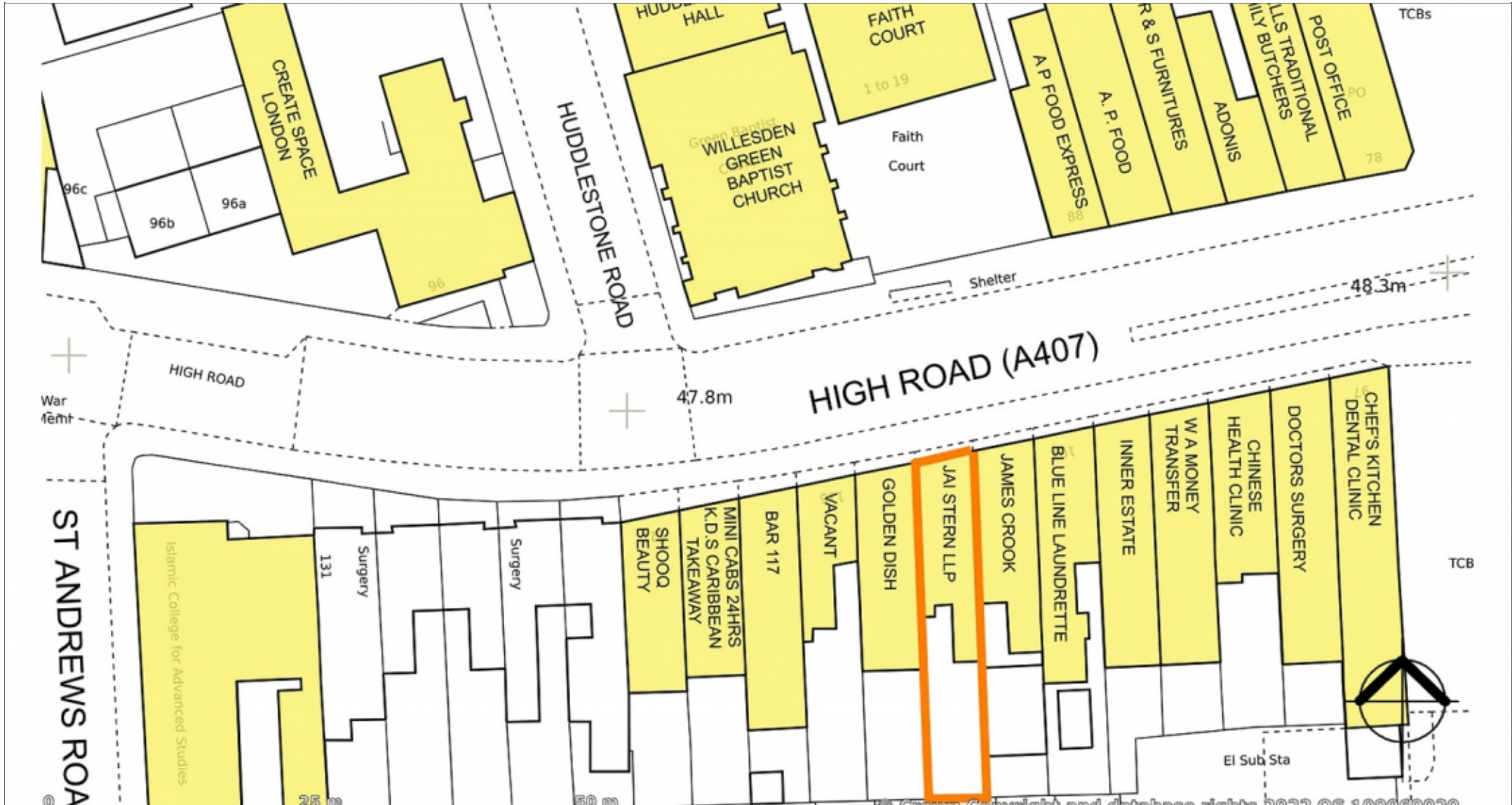
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