

Lot 9, 130 Allitsen Road, St. John's Wood, London, NW8 7AU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Rare Freehold Retail and Residential Investment Opportunity

www.acuitus.co.uk

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Property Information

Rare Freehold Retail and Residential Investment Opportunity

- Retail unit with three x 1 bedroom residential flats above all let on AST's
- Highly prestigious and affluent North West London location
- Immediate proximity to St. John's Wood High Street and Lords Cricket Ground
- Nearby occupiers include The Ivy Café, Zadig & Voltaire, Space NK and Boots

Lot
9

Auction
12/Jul/2022

Rent
£92,880 per Annum Exclusive

Status
Available

Sector
High Street Retail/Residential

Auction Venue
Live Streamed Auction

Location

Miles 1.5 miles north of London's West End

Roads A41 Wellington Road/Finchley Road

Rail St John's Wood Underground Station (Jubilee Line)

Air Heathrow, Luton and City Airports

Situation

St. John's Wood is a highly affluent and prestigious North London district situated just north of Regent's Park and is home to the world famous Lords Cricket Ground. The property occupies a prominent position on Allitsen Road, close to its junction with St. John's Wood High Street. The property is a five minute walk from St John's Wood Underground, which provides access to the Jubilee Line. Nearby occupiers include The Ivy Café, Zadig & Voltaire, Space NK, Boots and a host of many upmarket independent retailers.

Tenure

Freehold.

EPC

Available within the legal pack.

Description

The property forms part of an attractive terrace and comprises a striking five storey building. Internally, the property provides a ground floor and basement retail unit with three self-contained residential flats located on first, second and third floors. The residential accommodation is accessed via Allitsen Road.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review / (Reversion)
130	Ground Basement	Retail Retail	46.44 51.56	(501) (555)	Lavish Hair and Beauty Limited (1)	10 years from 04/06/2014 (2)(3)	£36,000	(03/06/2024)
Flat 1	First	Residential	1 Bed Flat		INDIVIDUAL	1 year AST from 31/03/2022	£20,280	(30/03/2023)
Flat 2	Second	Residential	1 Bed Flat		INDIVIDUAL	2 year AST from 30/12/2021 (4)	£19,200	(29/12/2023)
Flat 3	Third	Residential	1 Bed Flat		INDIVIDUAL	1 year AST from 24/09/2021	£17,400	(23/03/2022)
Total Commercial Floor Area			98.00	(1,056 sq ft)			£92,880	

(1) <https://lavishhairbeautyclinic.com>

(2) A rent deposit of £9,000 is held by the vendor.

(3) The lease has been assigned from Shaman Enterprises Limited.

(4) The lease provides a mutual option to determine from 29/12/2022 on not less than 2 months' notice.

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September 2020