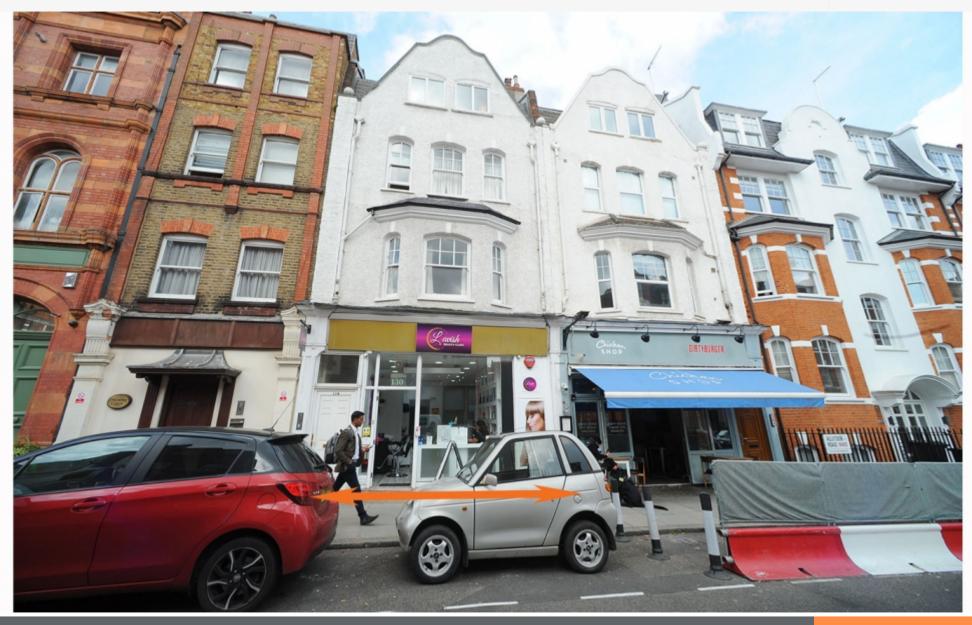
NW87AU





NW8 7AU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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	Auction
9	12/Jul/202

Rent £92,880 per Annum Exclusive

Sector High Street Retail/Residential

Status

Available

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)

Heathrow, Luton and City Airports

Situation

Air

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, Zadiq & 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.

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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

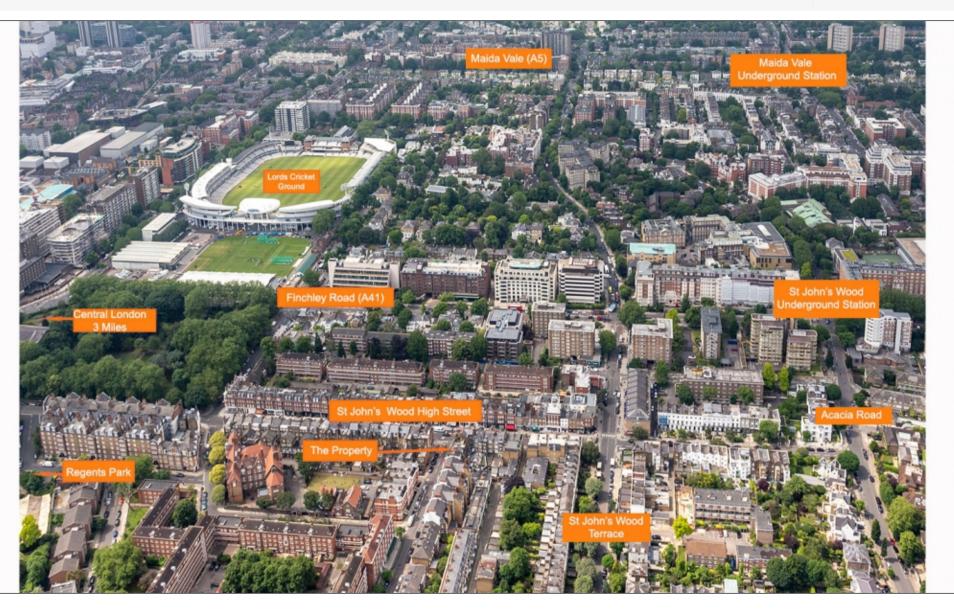
⁽²⁾ A rent deposit of £9,000 is held by the vendor.

⁽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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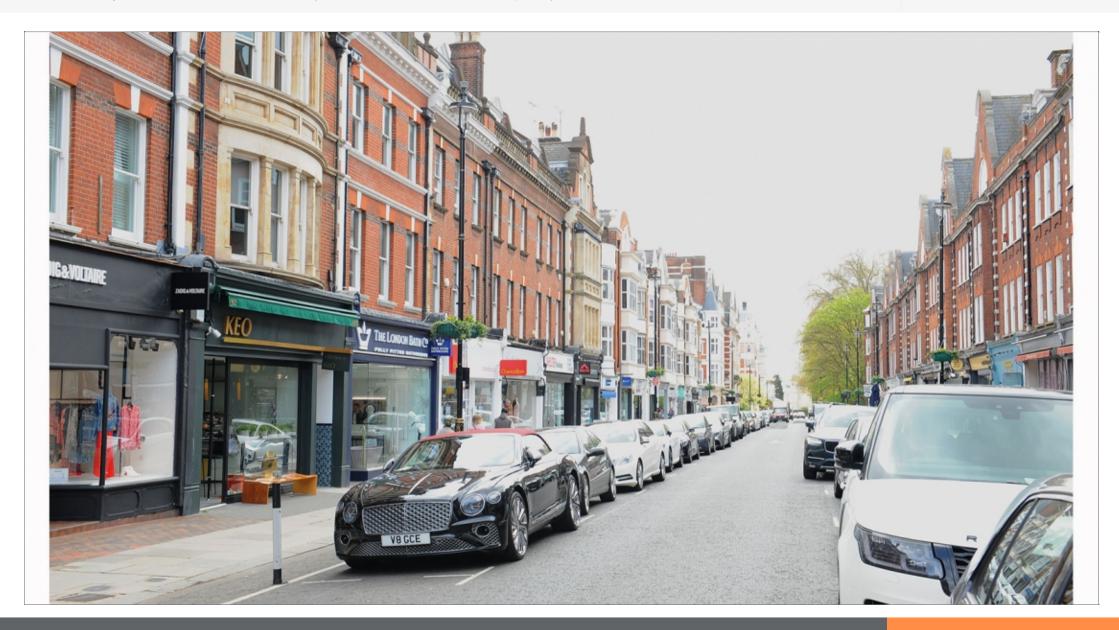
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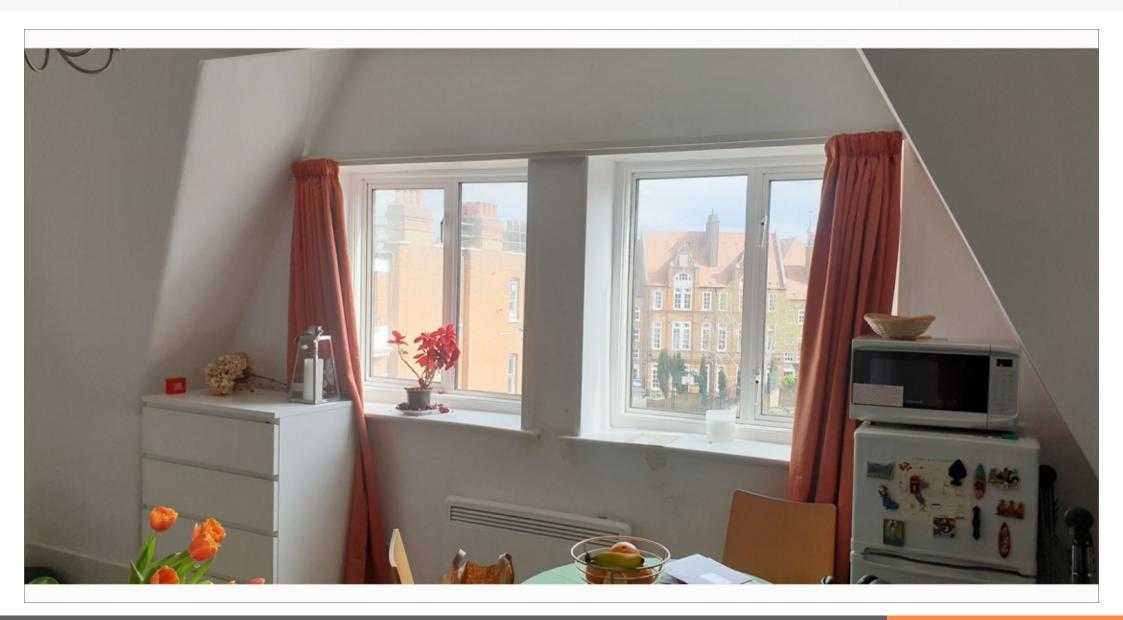
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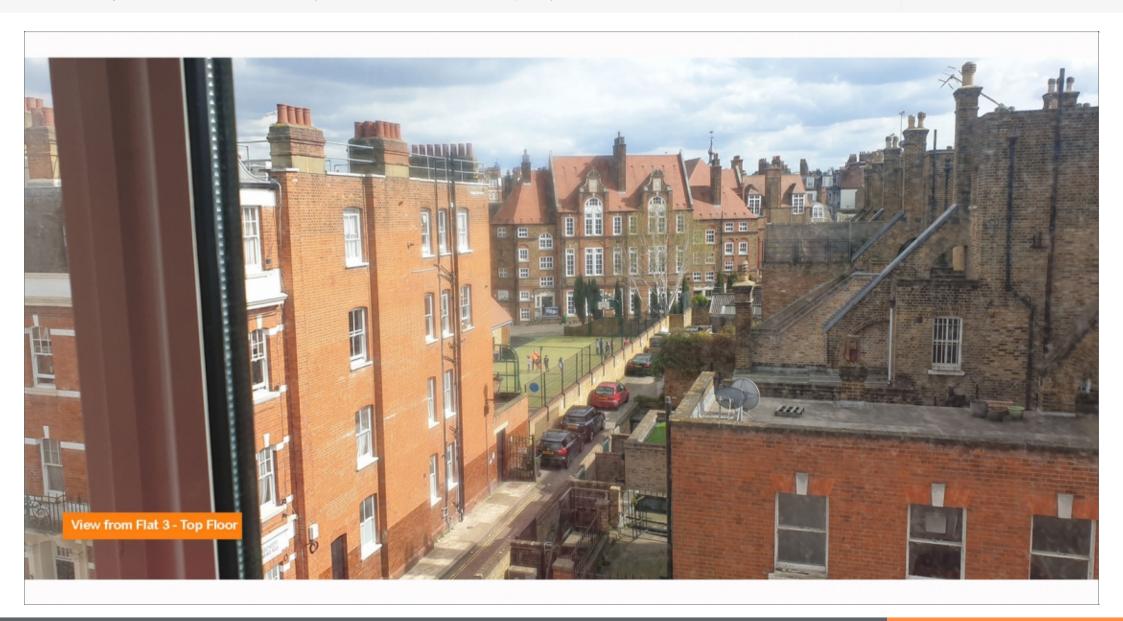
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Nathan Carter-Smith +44 (0)20 3036 7000 ncarter-smith@fladgate.com

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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

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Rare Freehold Retail and Residential Investment Opportunity

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