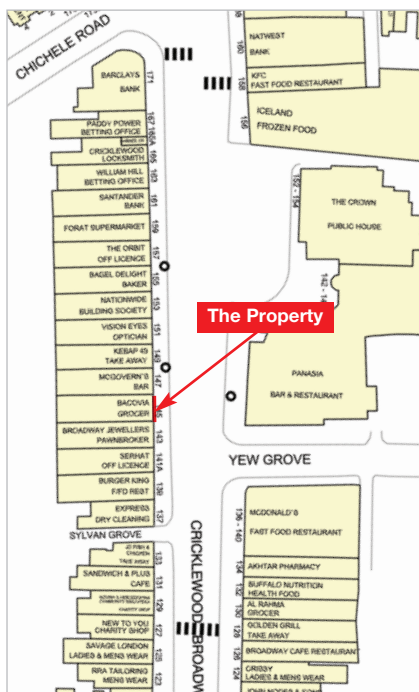


London NW2 145 Cricklewood Broadway NW2 3HY

- **Freehold Shop and Residential Investment**
- Shop and two self-contained flats let on Assured Shorthold Tenancies above
- Located close to Cricklewood Station
- Prominent position on busy main road
- No VAT applicable
- Shop Rent Review 2015 (1)
- Total Current Rents Reserved
£47,709.96 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Cricklewood is a densely populated area of North West London, with Cricklewood Broadway forming part of the A5 which is a major arterial route linking the M1 motorway with Central London. The property is situated on the west side of Cricklewood Broadway opposite its junction with Yew Grove. Occupiers close by include McDonald's (diagonally opposite), Burger King, Nationwide Building Society, Santander Bank, William Hill, Barclays, NatWest, Iceland and a variety of local retailers.

Description

The property is arranged on ground and two upper floors to provide an extended ground floor shop, together with two self-contained flats on the upper floors which benefit from separate access from Cricklewood Broadway.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Commercial EPC Rating 100 Band D
Residential EPC Rating Range 48-51 Band E (Copy available on website).

Viewings

There will be block viewings held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 72 London NW2**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	M Lupes	Gross Frontage 6.50 m (21' 4") Net Frontage 4.95 m (16' 3") Shop Depth 17.70 m (58' 1") Built Depth 23.80 m (78' 1") Ground Floor 129 sq m (1,388 sq ft)	20 years from 28.02.2011 Rent review every 4th year from 18.10.2011 FR & I	£22,750 p.a.	Rent Review 2015 (1)
First	Individuals	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for 1 year from 21.09.2014	£15,339.96 p.a. (annualised)	Holding over
Second	Individuals	Second Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for 1 year from 24.02.2014	£9,620 p.a. (annualised)	Holding over

(1) No action has been taken with regard to the rent review due October 2015

Total £47,709.96 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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