

London NW10 255/265A Neasden Lane NW10 1QG

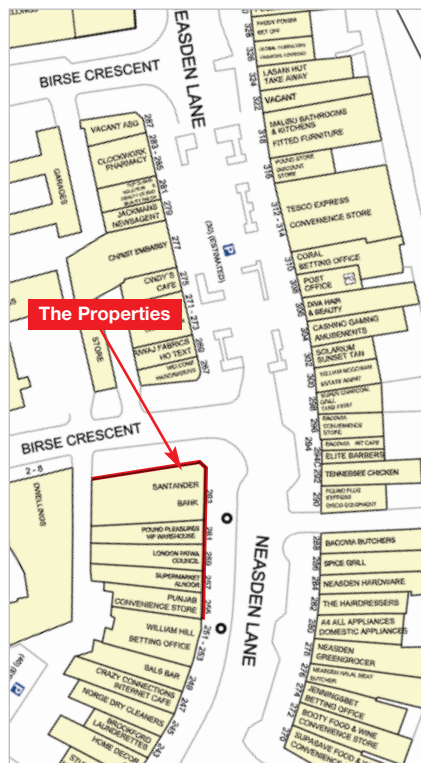
- Six Freehold Shop & Residential Investments
- Comprising six shops & six maisonettes
- To be offered as five separate lots
- 265/265A let to Santander UK plc on a lease expiring in 2070
- No VAT applicable
- Located within 0.5 miles of Neasden Underground Station (Jubilee Line)
- Reversions from 2016
- Total Current Rents Reserved

£135,550 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Neasden is a densely populated area located between Wembley and Cricklewood in North West London and forms part of the London Borough of Brent. The properties are situated within 0.5 miles of Neasden Underground Station (Jubilee Line), on the south side of Neasden Lane, at its junction with Birse Crescent.

Occupiers close by include Subway, William Hill, Tesco Express, Costa Coffee, Coral and the Post Office amongst many others.

Description

The properties are arranged on ground and two upper floors to provide six ground floor shops each with a self-contained maisonette above, accessed from the rear. Numbers 263 & 265 are interconnected to provide a ground floor banking hall with office, staff and ancillary accommodation.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8	255 & 255A	Mr K Mohammed	Ground Floor 105.0 sq m First & Second Floor Maisonette (1,130 sq ft)	20 years from 29.09.1996 Rent review every 5th year FR & I	£21,000 p.a.	Reversion 2016
9	257 & 257A	N Hussain	Ground Floor 104.0 sq m First & Second Floor Maisonette (1,120 sq ft)	15 years from 25.03.2009 Rent review every 5th year FR & I	£22,400 p.a.	Rent Review 2019
10	259	Mr Z Khan	Ground Floor (2) 102.3 sq m (1,101 sq ft)	15 years from 25.08.2012 Rent review every 5th year FR & I	£13,950 p.a.	Review 2017
	259A	Estate 141 Ltd	First & Second Floor Maisonette	3 years from 01.11.2013	£12,000 p.a. Lot 10 Total £25,950 p.a.	Reversion 2016
11	261 & 261A	VIP Leisurewear Ltd	Ground Floor (2) 105.4 sq m First & Second Floor Maisonette (1,135 sq ft)	20 years from 25.03.2009 Rent review every 4th year FR & I	£21,500 p.a.	Rent Review 2017
12	263 & 263A	Santander UK plc (1)	Ground Floor (2) 229.8 sq m First & Second Floor – Two Maisonettes (2,474 sq ft)	5 years from 21.12.2015 FR & I	£22,500 p.a.	Reversion 2020
	265 & 265A	Santander UK plc (1)		99 years from 24.06.1971 Rent review every 7th year FR & I	£22,200 p.a. Lot 12 Total £44,700 p.a.	Rent Review 2020

(1) For the year ended 31st December 2014, Santander UK plc reported an undisclosed turnover, a pre-tax profit of £1.399bn, shareholders' funds of £14.193bn and a net worth of £12.006bn. (Source: riskdisk.com 14.01.2016.)

(2) Not inspected by Alltop. Areas taken from www.2010.voa.gov.uk

Overall Total £135,550 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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