



Tenure

Leasehold. Held for a term of 999 years from 25th March 2011 (thus having some 993 years unexpired) at a peppercorn ground rent.

Location

Hendon is a prosperous North London suburb located some 7 miles from Central London. Communications are good, the locality being served by the M1 Motorway, the A406 (North Circular Road) and the A41 (Watford Way), whilst Hendon Central provides Northern Line Underground services.

The property is situated on the east side of the Watford Way (A41), a short distance north of Central Circus and Hendon Central Tube Station (Northern Line). Brent Cross Shopping Centre and the A406 North Circular Road are to the south and the A41 (Watford Way) provides access to the M1 Motorway (Junction 2) a short distance to the north.

Occupiers close by include Costa Coffee, KFC and a number of local occupiers in this well established retail street.

Description

The property is arranged on ground floor only to provide a ground floor restaurant, forming part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------------|----------------|------------------|
| Gross Frontage | 5.50 m | (18' 0") |
| Net Frontage | 4.90 m | (16' 0") |
| Shop and Built Depth | 17.35 m | (56' 10") |

Tenancy

The property is at present let to JAE CHUL BAEK for a term of 15 years from 1st November 2011 at a current rent of £15,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London NW4

36 Watford Way

Hendon Central

NW4 3AL

- **Virtual Freehold Restaurant Investment**
 - Popular London suburb
 - Main road location close to Hendon Central Underground Station
 - Lease expires in 2026 (no breaks)
 - Rent Review 2021
 - VAT not applicable
 - Current Gross Rent Reserved
- ## £15,000 pa

