

London W2

228 Edgware Road W2 1DW

- **Well Located Freehold Shop and Residential Investment**
- Comprising two restaurants and five self-contained flats
- Total GIA 485.57 sq m (5,221 sq ft) (1)
- Situated close to Marks & Spencer and Edgware Road London Underground Station
- Shop Rent Review 2014
- Total Current Rents Reserved

£133,200 pa (2)(3)
Vacant Possession of Five Flats upon Completion

SIX WEEK COMPLETION AVAILABLE



Flat 5 - Kitchen/Diner



Tenure

Freehold.

Location

Edgware Road forms part of the busy A5 trunk road, which is one of the main arterial routes running into Central London from the north. The property is situated on the east side of the Edgware Road, a short distance to the south of its junction with Broadley Street and close to Edgware Road Underground Station (District, Circle, Hammersmith & City Lines). The property is well situated on the east side of the Edgware Road, a short distance south of Marks & Spencer and Edgware Road London Underground Station (Bakerloo Line). Other occupiers close by include Lloyds TSB (opposite), Starbucks, Boots, HSBC, Vodafone, Maplin, Halifax Bank, Coral, Costa, Patisserie Valerie and a wide range of local traders.

Description

The property provides a total GIA of 485.57 sq m (5,221 sq ft) (1) and is arranged on basement, ground and three upper floors to provide two well fitted restaurants, one at ground floor and one in the basement (currently being refurbished). Both restaurants are accessed directly off the Edgware Road.

The upper floors provide a total of five self-contained flats, access to which is also via the Edgware Road. The third floor flat was refurbished in November 2011 (see inset photo) (3).

The Gross Internal Area of the upper floors is 223.43 sq m (2,405 sq ft) and indicative floor plans are available upon request from the Auctioneers. (1)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 16 London W2**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Meadgate Property Company Ltd	Gross Frontage (incl. ent.) 7.35 m (24' 2") Net Frontage 3.15 m (10' 4") Shop Depth 13.20 m (43' 4") Built Depth 17.20 m (56' 5")	A term of years from 29.09.1994 to 24.06.2022 Rent review every 5th year Effectively FR & I	£43,800 p.a. (£30,500 prior to 2009 review)	Rent Review 2014
Basement	Tariq Salah	Basement GIA (1) 143.16 sq m (1,541 sq ft)	15 years from 01.01.2010 Rent review every 5th year Effectively FR & I	£25,000 p.a.	Rent Review 2015
Flat 1 1st Floor	An Individual	First Floor Flat comprising Kitchen/Diner, Bedroom, Bathroom	12 month Assured Shorthold Tenancy from January 2011	£16,600 p.a.	Holding over (2)
Flat 2 1st Floor	An Individual	First Floor Flat comprising Kitchen/Diner, Bedroom, Bathroom	12 month Assured Shorthold Tenancy from February 2011	£15,600 p.a.	Holding over (2)
Flat 3 2nd Floor	An Individual	Second Floor Flat comprising Kitchen/Diner, Bedroom, Bathroom	12 month Assured Shorthold Tenancy from January 2011	£16,600 p.a.	Holding over (2)
Flat 4 2nd Floor	An Individual	Second Floor Flat comprising Kitchen/Diner, Bedroom, Bathroom	6 month Assured Shorthold Tenancy from October 2011	£15,600 p.a.	Holding over (2)
Flat 5 3rd Floor	Vacant	Third Floor Flat comprising Kitchen/Diner, Two Rooms, Shower Room		(3)	
(1) Area provided by vendor (2) The landlord has served notice to terminate the Assured Shorthold Tenancy and the tenants are leaving in May (3) Currently available to let at £465 pw (£24,180 p.a.)				Total £133,200 p.a. (2) (3)	

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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JP Elliott
(National Surveyors & Property Consultants)

