

London NW2
80 Cricklewood
Broadway,
Cricklewood
NW2 3EP

- **Freehold End of Terrace Three Storey Building**
- Internally arranged to provide Six Self-Contained Studio Flats, One Self-Contained One Bedroom Flat and a Ground Floor Commercial Unit
- Each Studio Flat subject to an Assured Shorthold Tenancy
- Commercial Unit subject to a Long Lease
- Total Current Rent Reserved **£101,400 per annum (equivalent)**

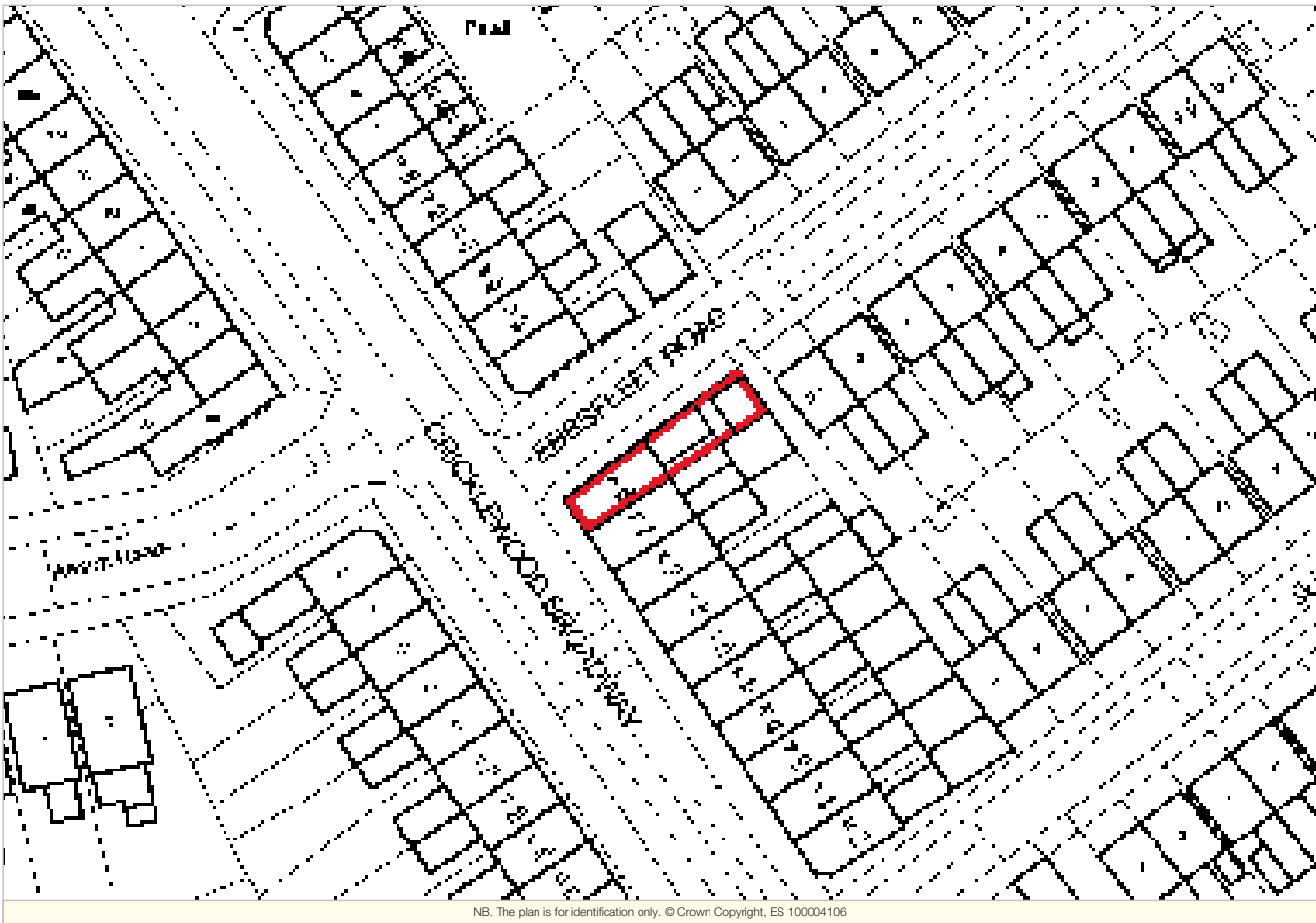
To View

The property will be open for viewing on Tuesday 15th December between 10.00 – 10.30 a.m.

Seller's Solicitor

Messrs Roland Fletcher Baker LLP
(Ref: Mr John O'Callaghan).
Tel: 0207 467 5757.
Email: s.ozcan@rfblegal.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of Cricklewood Broadway, close to its junction with Ebbsfleet Road. The property is accessed from Ebbsfleet Road. Local shops and amenities are readily available along Cricklewood Broadway. There are extensive facilities available in Brent Cross approximately 2 miles to the north, and London's West End is approximately 4 miles to the south-east. Underground services run from Kilburn Station (Jubilee Line). Road access is provided by the nearby A5, which provides access to the A40 and London's West End to the south, and the A406 (North Circular Road) and the M1 Motorway to the north.

Description

The property comprises an end of terrace building arranged over ground and two upper floors. The property is internally arranged to provide six self-contained studio flats and one self-contained one bedroom flat together with a ground floor commercial unit. The flats are accessed from the side, via Ebbsfleet Road.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Authority: London Borough of Camden.
Tel: 0207 974 4444.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st April 2014	£15,340
2	First	Studio, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 21st February 2014	£14,300
3	First	Studio, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2014	£13,520
4	First	Studio, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 24th February 2014	£15,340
5	Second	Studio Room, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th November 2013 (Holding over)	£14,300
6	Second	Studio, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 6th January 2014	£13,000
7	Second	Studio Room, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th December 2013 (Holding over)	£15,600
Commercial Unit	Ground	–	Subject to a lease for a term of 99 years from 18th November 2005 (thus having approximately 89 years unexpired)	Peppercorn
				Total £101,400 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. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

