

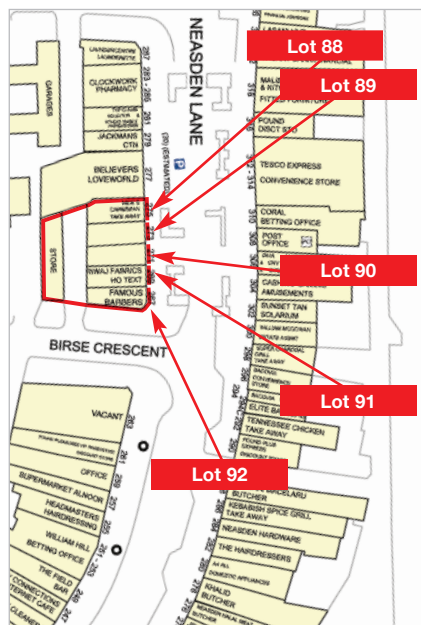
London NW10

267/275 Neasden Lane

Neasden NW10 1QJ

- Five Freehold Shop and Residential Investments
- Comprising five shops (and five maisonettes)
- To be offered as five separate lots
- Located within an established parade in a densely populated North London suburb
- 0.5 miles from Neasden Underground Station (Jubilee Line)
- No VAT applicable
- Current Rent Reserved (Lot 88)
£21,250 pa
- Current Rent Reserved (Lot 89)
£18,350 pa
- Current Rent Reserved (Lot 90)
£21,500 pa
- Total Current Rents Reserved (Lot 91)
£31,684 pa
- Total Current Rents Reserved (Lot 92)
£27,250 pa

**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 located on the south side of Neasden Lane, at its junction with Birse Crescent. Neasden Lane links directly with the North Circular Road some 0.1 miles to the west, whilst Neasden Underground Station (Jubilee Line) lies some 0.5 miles south of the property. Occupiers close by include Tesco Express, Coral, Post Office and Costa, amongst others.

Description

The properties are arranged on ground and two upper floors to provide five shops, each with a self-contained maisonette above which is accessed from the rear. In addition, there is a rear store with No. 267 (Lot 92).

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 Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
88	275/ 275A	JDM Investments Limited (1)	Ground Floor 58.40 sq m (628 sq ft) First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	25 years from 25.03.2012 Rent review every 5th year FR & I	£21,250 p.a.	Rent Review 2022
Total (Lot 88)					£21,250 p.a.	
89	273/ 273A	M Shabbir	Ground Floor 58.20 sq m (626 sq ft) First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	20 years from 01.07.2001 Rent review every 5th year FR & I	£18,350 p.a.	Reversion 2021
Total (Lot 89)					£18,350 p.a.	
90	271/ 271A	JDM Investments Limited (1)	Ground Floor 58.34 sq m (628 sq ft) First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	25 years from 25.03.2012 Rent review every 4th year FR & I	£21,500 p.a.	Rent Review 2022
Total (Lot 90)					£21,500 p.a.	
91	269	T & S Mahmood	Ground Floor 58.33 sq m (627 sq ft)	15 years from 26.07.2017 Rent review every 5th year Tenant option to determine 26.07.2022 FR & I	£10,000 p.a.	Rent Review 2022
	269A	Individuals	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	24 month Assured Shorthold Tenancy from 29.07.2017	£21,684 p.a.	Reversion 2019
Total (Lot 91)					£31,684 p.a.	
92	267/ 267A	Milestone Euro Limited	Ground Floor 54.40 sq m (585 sq ft) First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	20 years from 01.08.2008 Rent review every 5th year FR & I	£22,500 p.a.	Rent Review 2023
	Rear Store	Leisurewear Limited	Rear Garage 78.00 sq m (840 sq ft)	20 years from 25.03.2009 Rent review every 4th year	£4,750 p.a.	Rent Review 2021
Total (Lot 92)					£27,250 p.a.	

NB. Not inspected by Alltop. Floor areas sourced from www.gov.uk and residential accommodation provided by the Vendor.

(1) JDM Investments Ltd was incorporated in 2002 and is a property investment company. For the year ended 31st March 2018, JDM Investments Limited did not report a turnover or a pre-tax profit, but reported shareholders' funds and a net worth of £3.2m. (Source: Experian 09.01.2019.)

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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LOTS
88-92