

London W2

2 Orchardson Street and 464 Edgware Road, St John's Wood NW8 8NE & W2 1EJ

- A Freehold Corner Building Arranged to Provide a Ground Floor Shop with Eight Self-Contained Flats Above (5 x Two Bedroom, 2 x One Bedroom and a Studio)
- Shop subject to Commercial Lease
- Six Flats subject to Assured Shorthold Tenancies
- Two Flats Vacant
- Total Current Rent Reserved **£147,644 per annum (equivalent) with Two Flats Vacant**



To View

The property will be open for viewing every Monday and Thursday before the Auction between 1.00 – 2.00 p.m. These are open viewing times with no need to register. (Ref: JA).

Seller's Solicitor

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Joint Auctioneer

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INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the east side of Edgware Road (A5), to the south of its junction with Orchardson Street. Edgware Road (A5) leads to Westway (A40) to the south. An extensive range of shops is available along Edgware Road. London Underground services run from Edgware Road Station (Circle, District and Hammersmith & City Lines) and Warwick Avenue Station (Bakerloo Line). Lord's Cricket Ground, St Mary's Hospital and City of Westminster College are nearby. The further shops and restaurants of St John's Wood and Marble Arch are close by, with the open spaces of Regent's Park and Hyde Park also being within reach.

Description

The property comprises a corner building arranged over lower ground, ground and three upper floors beneath a flat roof. The property is internally arranged to provide a lower ground and ground floor retail unit with eight self-contained flats above.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

We understand that the approximate Gross Internal Area of the property is 441 sq m (4,742 sq ft).

Flat/Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Basement 464 Edgware Road	Lower Ground	Not inspected. We understand the property provides: Shop Storage, Kitchen, Separate WC/wash basin	Let on a 15 year lease from 8th May 2014 in favour of Business In The City Ltd trading as Mail Boxes ETC (rent review 5 yearly upward only)	£35,000 p.a.
Shop Unit 464 Edgware Road	Ground	Gross Frontage 4.60 m (15' 1") Net Frontage 3.86 m (12' 8") Gross Return Frontage 17.41 m (57' 2") Net Return Frontage 15.88 m (52' 2")		
Flat 1, 464A Edgware Road	First	Reception Room with Integral Kitchen, Two Bedrooms		
Flat 2, 464A Edgware Road	Second	Reception Room with Integral Kitchen, Two Bedrooms		
Flat 3, 464A Edgware Road	Third	Reception Room with Integral Kitchen, Two Bedrooms	Subject to an Assured Shorthold Tenancy for a term of 6 months from 30th August 2017	£19,200 p.a.
2A Orchardson Street	Ground	Studio Room, Hallway, Kitchen, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy from 11th March 2015 (holding over)	£15,600 p.a.
2B Orchardson Street	First	Reception Room through to Kitchen, Bedroom, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy from 7th March 2017 (holding over)	£18,200 p.a.
2C Orchardson Street	First	Reception Room with Integral Kitchen, Bedroom, Bathroom with WC/wash basin	Subject to an Assured Shorthold Tenancy from 28th May 2015 (holding over)	£19,240 p.a.
2D Orchardson Street	Second	Not inspected. We understand the property provides: Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 20th May 2016 (holding over)	£22,200 p.a.
2E Orchardson Street	Ground	Reception Room with Integral Kitchen, Two Bedrooms, Shower Room with WC/wash basin	Vacant	–

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.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

