

London NW11
19 & 21 Golders Green
Road
Golders Green
London
NW11 8EB

- **Freehold Bank and Residential Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2027 without breaks
- Well located in affluent London suburb
- VAT is NOT applicable
- Bank Rent Review in 2020 to a minimum of £76,755 pa
- Total Current Rents Reserved
£71,700 pa

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Golders Green is an affluent North London suburb, situated on the A502, some 5 miles north-west of Central London. The property is situated in a prominent corner position on the south side of the busy Golders Green Road, which is the main shopping street servicing the area, at its junction with Hodford Road. Occupiers close by include Lloyds Bank, Costa, Caffè Nero, Starbucks, Ryman, Specsavers, Ladbrokes, Sainsbury's Local, HSBC and Nationwide amongst other national multiples and local traders.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with ancillary bank accommodation to the basement and part first floor. The remainder of the upper floors are arranged as residential accommodation which have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 36-84 Bands D-F (Copies available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 217 London NW11**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------|------------------------------------|---|--|------------------------|--|
| Bank | The Royal Bank of Scotland Plc (1) | Gross Frontage 11.87 m (38' 11") Shop Depth 13.11 m (43' 0") Built Depth 14.16 m (46' 5") Basement 30.5 sq m (332 sq ft) | Term of years from 09.06.2005 to 23.06.2027 Rent review in 2020 to a minimum of 7.5% increase FR & I. Service Charge Cap | £71,400 p.a. | Rent Review in 2020 to a minimum of £76,755 pa |
| 21A | Individual | First Floor Flat | 125 years from 25.02.2014 | £100 p.a. | Reversion 2139 |
| 21B | Individual | First, Second and Third Floor Flat | 125 years from 28.02.2014 | £100 p.a. | Reversion 2139 |
| 19A | Individual | First, Second and Third Floor Flat | 125 years from 03.02.2013 | £100 p.a. | Reversion 2138 |

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.
Website Address: www.rbs.com
NB. In respect of the flats, the requisite notices under the Landlord & Tenant Act 1987 (as amended) have been served on the tenants.

Total £71,700 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

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