

London NW5

Gordon House

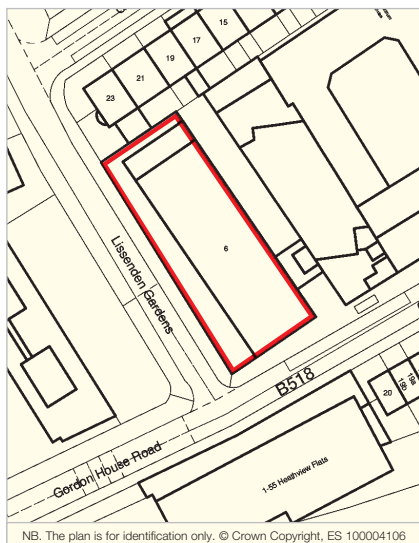
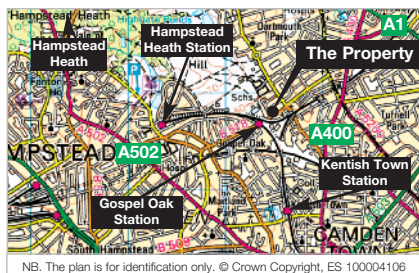
6 Lissenden Gardens

NW5 1LX

- **Freehold Tyre Fitting Depot Investment**
- Comprising 677.7 sq m (7,295 sq ft)
- Let to Kwik-Fit Properties Ltd with Kwik-Fit Holdings Ltd as guarantor on a lease expiring in 2031 (no breaks)
- Located approximately 100m from Hampstead Heath and close to Gospel Oak Rail Station and Kentish Town Underground Station
- Kwik-Fit rent reflects £12.16 psf
- Rent Review April 2016
- Total Current Rents Reserved

£88,755 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The property is located within the London Borough of Camden between Hampstead to the west, Tufnell Park to the east, Kentish Town to the south-east and Belsize Park to the south-west.

The property is situated within a Conservation Area on Lissenden Gardens at the junction of Gordon House Road (B518), some 100 metres from the south side of Hampstead Heath, within a densely populated residential area. Gospel Oak Rail Station is very nearby and Kentish Town Underground Station is approximately 0.6 miles south-east of the property.

Description

The property is arranged on ground and one upper floor to provide a ground floor tyre fitting depot benefitting from three roller shutter doors and off-street parking. The first floor comprises self-contained office accommodation with the benefit of residential consent and has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Kwik-Fit Properties Ltd with Kwik-Fit Holdings Ltd as guarantor (1)	Ground Floor 677.70 sq m (7,295 sq ft)	25 years from 26.04.2006 Rent review every 5th year FR & I subject to a schedule of condition	£88,750 p.a.	Rent Review 2016
First Floor	English Rose Estates (Gordon House) Ltd	First Floor Offices with Residential Consent	999 years from 09.02.2015	£5 p.a.	

(1) For the year ended 31st March 2014, Kwik-Fit Properties Ltd reported a turnover of £51,000, pre-tax profit of £146,000 and a net worth of £2.02m. For the year ended 31st March 2014, Kwik-Fit Holdings Ltd reported no turnover, pre-tax profit of £95.41m and a net worth of £28.52m. (Source: www.experian.co.uk 24.04.2015)

Total £88,755 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

Seller's Solicitor Mrs N Stewart, Howard Kennedy. Tel: 0203 755 5727 e-mail: nicky.stewart@howardkennedy.com

