



Tenure

Freehold.

Location

Cricklewood is a densely populated area of west London and Cricklewood Broadway forms part of the A5 which is a major arterial route linking the M1 motorway with Central London.

The property occupies a prominent corner location on the west side of Cricklewood Broadway at the junction with Ashford Road. Occupiers close by include William Hill and Tesco.

Description

The property is arranged on ground and two upper floors. The ground floor provides a newsagents, whilst the upper floors comprise residential accommodation which has been sold on a long lease. The shop presently interconnects with the adjoining shop which does not form part of this lot.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below:

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 126 London NW2**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Martin McColl Ltd.	Gross Frontage (Including Splay) 6.65 m Internal Width 4.0 m Shop Depth 7.35 m Built Depth 13.30 m	(21' 9") (13' 1") (29' 1") (43' 7") 20 years from 07.08.2012 Rent review every 5th year to 2% p.a. compounded (2) FR & I	£17,500 p.a.	Rent Review (2) 2017
Flat	Individual	First and Second Floor Flat	125 years from 24.06.2003 Every 25th year the ground rent increases by £100 FR & I	£100 p.a.	Rent Review 2028

(1) For the year ended 27th November 2011, Martin McColl Ltd. reported a turnover of £380.485m, a pre-tax profit of £18.068m, Shareholders Funds £131.705m and a net worth of £100.676m. (Source: riskdisk.com 06.09.12)
Martin McColl have over 1,250 stores (Source: www.tmretail.co.uk)
(2) The rent will rise as follows: £19,321 p.a in 2017, £21,332 p.a. in 2022 and £23,553 p.a. in 2027.

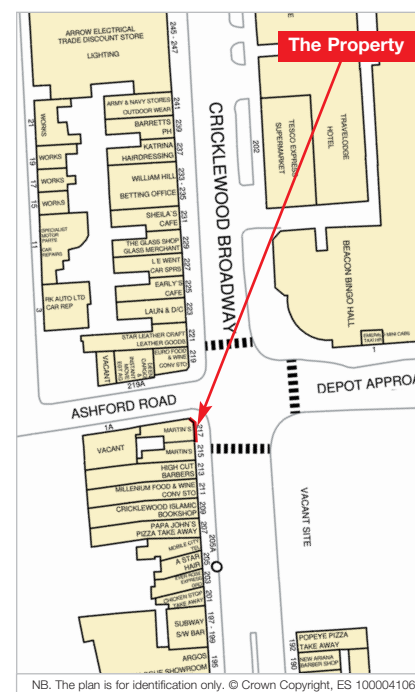
Total £17,600 p.a.

London NW2

217 Cricklewood Broadway NW2 3HS

- **Freehold Shop and Ground Rent Investment**
- Shop let to Martin McColl Ltd
- New 20 year lease with fixed increases
- Rent Review 2017
- VAT is not applicable
- Total Current Rents Reserved
£17,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 A Keeble Esq, DKLM Solicitors. Tel: 0207 549 7888 Fax: 0207 549 7889 e-mail: a.keeble@dklm.co.uk

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