



### Tenure

Leasehold. Held for a term of 999 years from 25th December 2004 at a peppercorn ground rent.

### Location

Maida Vale is a fashionable residential district which is located to the north of Paddington and west of St John's Wood and forms part of the city of Westminster. The area enjoys good communications, having Underground services at Maida Vale (Bakerloo Line), Edgware Road and Paddington (Circle and District Lines), as well as being adjacent to the A40/M40 Motorway and the A5, the latter of which links to the North Circular and M1 Motorway, the former to the M25 Motorway.

The property is situated on the north side of Shirland Road between its junctions with Elgin Avenue to the south and Kilburn Park Road to the north. Occupiers close by include a variety of local traders.

### Description

The property is arranged on ground floor only to provide a shop unit presently trading as a beauty salon. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>4.54 m</b>	<b>(14' 10")</b>
<b>Net Frontage</b>	<b>4.15 m</b>	<b>(13' 7")</b>
<b>Shop Depth</b>	<b>9.01 m</b>	<b>(29' 6")</b>
<b>Built Depth</b>	<b>13.33 m</b>	<b>(43' 8")</b>

### Tenancy

The property is at present let to JAMALOUKI BEAUTY SALON LTD for a term of 25 years from 24th June 2005 at a current rent of £17,500 per annum. The lease provides for rent reviews every 4th year of the term and contains full repairing and insuring covenants.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## London W9

### 185 Shirland Road

### Maida Vale

### W9 2EU

- **Virtual Freehold Shop Investment**
- Located in densely populated West London suburb
- Shop lease expires in 2030 (no breaks)
- Shop Rent Review in 2017
- No VAT applicable
- Current Gross Rent Reserved  
**£17,500 pa**

**SIX WEEK COMPLETION AVAILABLE**

