

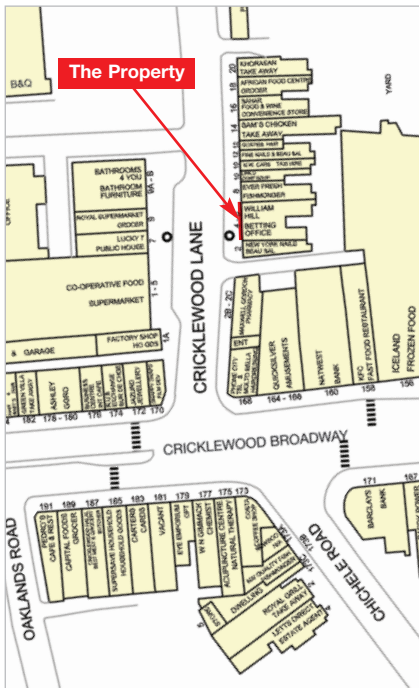
London NW2

4/6 Cricklewood Lane NW2 1EX

- **Virtual Freehold Betting Office Investment**
- Let to William Hill (Southern) Ltd on a lease expiring in 2021
- Situated behind a bus stop and close to Cricklewood Broadway (A5)
- No VAT applicable
- Rent Review 2011 Outstanding (1)
- Current Rent Reserved

£25,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held on a 999 year lease from 25th March 2000 at a fixed rent of £200 per annum.

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 is situated behind a bus stop on Cricklewood Lane (A407), close to its junction with Cricklewood Broadway (A5) and opposite a Co-Op Supermarket. Cricklewood Rail Station is also a short distance from the property. Other occupiers close by include B&Q, Iceland, KFC, Barclays, Costa, Post Office and Argos amongst many others.

Description

The property is arranged on ground floor only to provide a double fronted shop, currently used as a betting office, with storage and staff accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.50 m	(27' 10")
Net Frontage	8.10 m	(26' 7")
Shop Depth	14.15 m	(46' 5")
Ground Floor (1)	125.91 sq m	(1,355 sq ft)

(1) Not inspected by Allsop. Areas sourced from the VOA website (www.2010.voa.gov.uk).

Tenancy

The property is at present let to WILLIAM HILL (SOUTHERN) LTD for a term of 20 years from 25th December 2001 at a current rent of £25,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The 25th December 2011 rent review remains outstanding. There has been correspondence with the tenant which is available for inspection within the legal pack.

Tenant Information

The ultimate holding company of William Hill (Southern) Ltd is William Hill plc. William Hill was founded in 1934 and is the UK's largest bookmaker with over 2,390 licenced betting shops and employing more than 17,000 (www.williamhillplc.com).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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