

London NW6

5 West End Lane Kilburn NW6 4NU

- **Freehold Shop, Taxi Office and Residential Ground Rent Investment**
- Prosperous North West London location
- Situated off Kilburn High Road and within 200m of Kilburn High Road Overground Station
- Taxi office let on lease expiring 2035
- No VAT applicable
- Total Current Rents Reserved
£31,200 pa



Tenure

Freehold.

Location

Kilburn is a busy and densely populated North West London suburb lying some 3 miles from Central London on the A5 (Kilburn High Road), connecting with the A40 at Paddington and the M1 Motorway some 1.5 miles to the north.

The property is situated on the north side of West End Lane, close to its junction with Kilburn High Road and a short distance from Kilburn High Road Overground Station.

Occupiers close by include NatWest, Marks & Spencer Food, Sainsbury's, Superdrug, Caffè Nero, Card Factory, Boots and Primark, amongst others.

Description

The property is arranged on ground and two upper floors to provide two ground floor units presently trading as a nail spa and taxi office. The upper floors provide a maisonette, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

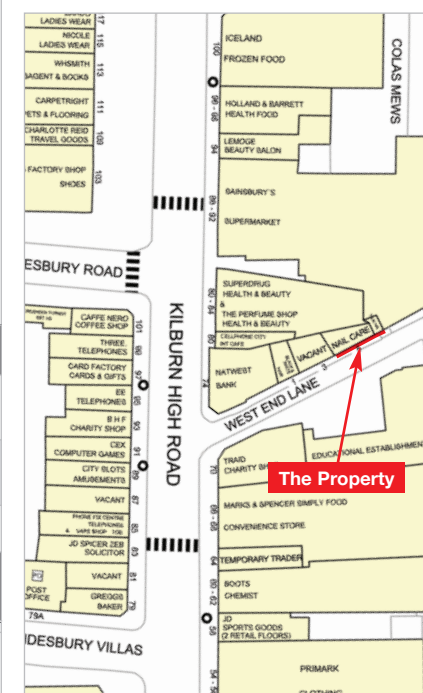
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	VK Nguyen	Gross Frontage	4.65 m	(15' 3")	6 years from 14.01.2017	£15,500 p.a.	Reversion 2023
		Net Frontage	4.25 m	(13' 11")			
		Ground Floor	21.55 sq m	(232 sq ft)			
Taxi Office	Millennium Transport Services Ltd	Ground Floor	11.20 sq m	(121 sq ft)	20 years from 30.06.2015 Rent review every 5th year FR & I by way of service charge	£15,600 p.a.	Rent Review 2020
First and Second Floors	Individual	First and Second Floor Maisonette (not inspected)			125 years from 24.06.1987	£100 p.a.	Reversion 2112

Total £31,200 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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