



**Tenure**  
Freehold.

**Location**

Cricklewood is a densely populated area of North West London, with Cricklewood Broadway forming part of the A5, which is a major arterial route linking the M1 Motorway with Central London. The property is situated between the junctions of Cricklewood Broadway and Ashford Road and Oaklands Road, close to the Cricklewood Travelodge and the Beacon Bingo Hall. Occupiers close by include Martin's, Papa John's, Subway, Argos, Co-operative supermarket and many other local businesses.

**Description**

The property is arranged on ground and two upper floors to provide two interconnecting shop units with storage at the rear and two self-contained maisonettes, approached via a separate front entrance, on the two floors above.

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

Commercial range from EPC Rating 67-70 Band C.  
Residential Flat 205B EPC Rating 55 Band D.  
Residential Flat 203 – EPC Rating 32 Band F.  
(Copies available on website.)

**Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 190 London NW2**.

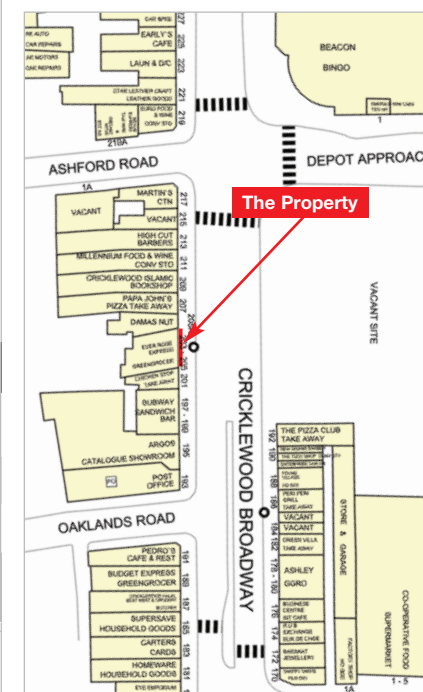
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
203/205	R Usmani and S Osmani	Gross Frontage (No.203) 4.43 m (14' 6") Gross Frontage (No.205) 3.70 m (12' 2") Built Depth (max.) 16.14 m (52' 11")	20 years from 06.08.2014 Rent review every 4th year FR & I	£27,000 p.a.	Rent Review 2018
203A	Individuals	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	1 year Assured Shorthold Tenancy from 30.05.2011	£10,400 p.a.	Holding Over
205B	Individuals	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	1 year Assured Shorthold Tenancy from 02.08.2016	£14,899.92 p.a.	Holding Over

**Total £52,299.92 p.a.**

**London NW2**  
**203-205 Cricklewood Broadway**  
**Cricklewood**  
**NW2 3HS**

- **Freehold Shop and Residential Investment**
- Double shop unit with two maisonettes above
- Maisonettes let on Assured Shorthold Tenancies
- No VAT applicable
- Total Current Rents Reserved **£52,299.92 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  
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