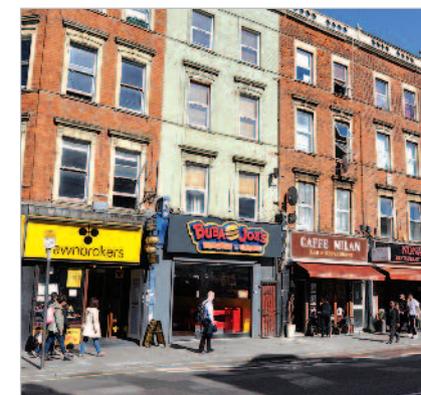


London NW6

304 Kilburn High Road NW6 2DB

- Long Leasehold Takeaway Restaurant Investment
- Busy North London location
- Recently refurbished unit
- VAT is not applicable
- Rent Review 2023
- Current Gross Rent Reserved
£24,500 pa ⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held on a lease for a term of 125 years from 21st September 2007 (thus having some 117 years unexpired) at a fixed rent of £1 per annum.

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 some 1.5 miles to the north. Public transport communications are excellent and Underground services are provided at Kilburn Station (Jubilee Line). The property is situated in a busy restaurant and retail location on the east side of Kilburn High Road (A5). Brondesbury Railway Station is nearby and Kilburn Underground Station is about a quarter of a mile to the north.

Occupiers close by include Savers, Albemarle & Bond, Nando's, Cash Converters, William Hill and a wide range of restaurants and local retailers.

Description

The property is arranged on ground floor only to provide a shop unit presently used as a takeaway restaurant which has recently been refurbished by the tenant.

The property provides the following accommodation and dimensions:

| | | |
|--|----------------|-----------------|
| Gross Frontage (excl. ent. to uppers) | 4.1 m | (13' 5") |
| Net Frontage | 3.4 m | (11' 2") |
| Shop Depth | 16.6 m | (54' 6") |
| Built Depth | 21.75 m | (71' 4") |

Tenancy

The property is at present let to G & S PROPERTIES LIMITED for a term of 20 years from 1st August 2013 at a current rent of £22,500 per annum with annual fixed increases to £23,500 pa from 1st August 2015, to £24,500 pa from 1st August 2016 and to £25,000 pa from 1st August 2017. The Vendor will top up the rent to £24,500 pa by way of a payment on completion (1). The lease provides for rent reviews in 2023 and every fifth year of the term thereafter 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.allsoop.co.uk

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

