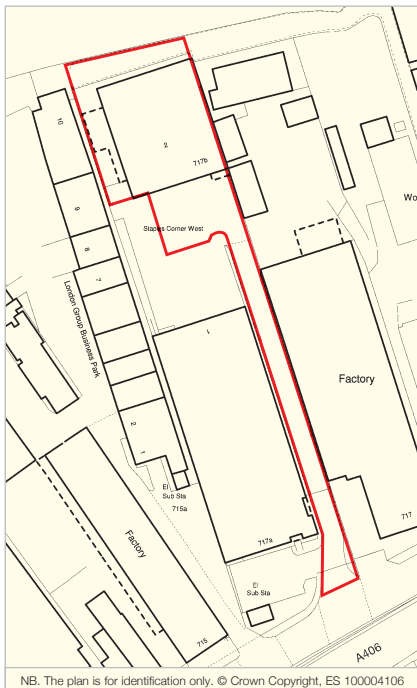
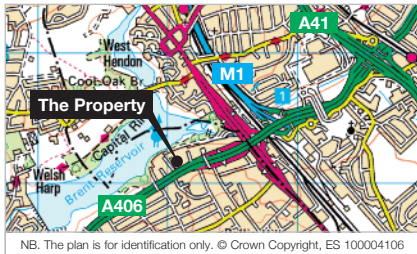


London NW2 **717B North Circular** **Road** **Brent Cross** **NW2 7AH**

- **Freehold Industrial Investment**
 - Excellent location on busy North Circular Road
 - Total floor area of 1,526.61 sq m (16,432 sq ft) with surface yard
 - Let to Comptoir Group plc
 - To be entirely let on a new 15 year lease (no breaks)
 - RPI increases or Open Market Rental Value, whichever is the greater
 - Rent Review 2022
 - Current Rent Reserved
- £150,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Brent Cross is a densely populated suburb of North West London, approximately 8 miles north-west of Central London. The area benefits from excellent road communications with the M1, A5 and North Circular Road all within easy reach.
The property is situated on the north side of the North Circular Road (A406), on the eastbound carriageway, 0.5 miles west of its junction with the A5 and 0.6 miles west of its junction with the M1. Hendon Station is situated approximately 1.5 miles north-east of the property. Occupiers close by include JVC Kenwood, Big Yellow Storage, Safestore Self Storage, HSS Hire and Screw Fix, amongst many other industrial and trade counter occupiers.

Description
The property, extensively refurbished by the tenant in early 2017, is arranged on ground and one upper floor to provide a commercial food processing unit, together with a front yard used for loading and parking. The property benefits from roller shutter doors to the front and side.

The property provides the following accommodation and dimensions:

Ground Floor	1,014.78 sq m	(10,869 sq ft)
First Floor	511.83 sq m	(5,509 sq ft)
Total	1,526.61 sq m	(16,432 sq ft)

Tenancy

The entire property will be let to COMPTOIR GROUP PLC for a term of 15 years from completion at an initial rent of £150,000 per annum. The lease provides for upward only rent reviews every fifth year of the term to RPI or to Open Market Rental Value, whichever is the greater. The lease contains full repairing and insuring covenants.

Tenant Information

No of Branches: 29 restaurants in London and South East locations.
Website Address: www.comptoirlibanais.com
For the year ended 31st December 2016, Comptoir Group plc reported a turnover of £21.5m, a pre-tax loss of -£1.0m, shareholders' funds of £10.0m and a net worth of £8.9m. (Source: Experian 14.09.2017.)

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

Seller's Solicitor Simon Lawrence Esq, Ronald Fletcher Baker LLP. Tel: 0207 467 5762 e-mail: s.lawrence@rfblegal.co.uk

NEW 15 YEAR LEASE (NO BREAKS)
TO COMPTOIR GROUP PLC

