



- Freehold building with ground floor shop
- Uppers sold off on a lease with only 65 years remaining
- Potential reversionary value
- Investment (£20,000 per annum)

Location:

The property is situated on Kilburn High Road (A5). Public transport links include Kilburn High Road railway station together with a network of local bus services serving the surrounding vicinity. Road links include the A5 Edgware Road and the A406 North Circular Road. Shopping amenities can be found locally within Kilburn Town Centre, with an extensive range of shops, bars and restaurants being found in Kilburn, West Hampstead and St John's Wood. Recreational pursuits can be found locally at the open spaces of Kilburn Grange Park and Queen's Park.

Description:

The ground floor shop is let producing £20,000 per annum, providing an established income stream. The residential upper parts have been sold on a lease with approximately 65 years unexpired (99 years from 29 September 1992), offering the freeholder potential reversionary value through future lease extension negotiations and associated premium income. Purchasers are deemed to rely on their own enquiries as to potential earnings in this respect.

EPC rating: D

Tenancy:

The property is let on lease from and including 11th September 2017 to and including 10th September 2027.

Rent reserved:

£20,000 per annum



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