

PRIME MIXED USE FREEHOLD INVESTMENT IN KILBURN

**Ground Floor & Basement E Class Unit
With 3 Upper Floors
Kilburn High Road London NW6 4JD**



Location:

Situated in a prime location on the High Road, close to many multiple traders including McDonalds, Boots, TK Maxx, Aldi and Sports Direct.

Accommodation:

The ground floor and basement is let on a single lease and comprises an E Class unit of approximately 1225 sq ft in total, currently subdivided into two smaller units. A security deposit of £13,750 is held by the Landlord.

The upper floors have separate access from the street, and provide office accommodation currently occupied by a firm of solicitors. The floors would be ideal for conversion to residential accommodation.stp.

Unit	Size	Lease	Reviews	Income
Ground Floor & Basement	1225 sq ft 117 m ²	15 years from 17/5/22	5 th & 10 th years	£55,000 pax
Offices	1482 sq ft 137 m ²	3 years from 24/6/23 FR&I	None	£34,500
			Current Income:	£ 89,500
			ERV	£ 94,500

Price:

£1.200,000 subject to contract for the Freehold interest. **VAT is not applicable.**

Viewing:

Strictly By Appointment Only Through 3H Tel: 0207 286 8363