

Mixed Use Freehold Investment
189, Shirland Road, Maida Vale, London, W9 2EU



Tel: 0207 286 8363 Email: gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

Location In a busy location, within a short walk of both Maida Vale and Warwick Avenue underground stations.

Accommodation A well maintained, mixed use investment over 5 floors, comprising 3 flats and a ground floor E Class shop unit.

Schedule Of Tenancies

Floor	Tenant	Lease	Rent
Ground Floor Shop Approx 480 Ft ² 45M ²	An individual operating as a barber since 2012	FR&I Lease renewed for 10 years in Feb 2023. 5 th year review	£19,000 p.a.x.
Basement. (189A) 2 Bed Flat with garden. 52M ²	Vacant.	This flat was recently being offered for sale at £490,000.	ERV £28,200
First Floor. (189B) 2 Bed Flat 52M ²	AST	2 years from June 2025. Mutual break on 2 months notice to come into effect any time after 26/06/2026	£26,400
2 nd & 3 rd Floors. (189C) 75M ²	AST	2 years from May 2025 Mutual break on 2 months notice to come into effect any time after.	£28,200
Net Area 224M² 2411 Ft²			£101,800 p.a.x.

Please note that all areas are approximate and given for guidance only.

Freehold The freehold of the entire building is available at a price of **£1,600,000** subject to contract

Vat Please note that the building is **not** currently elected for vat

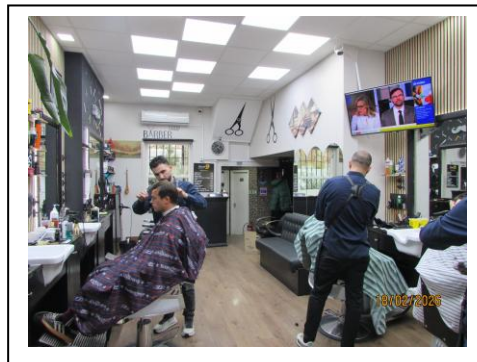
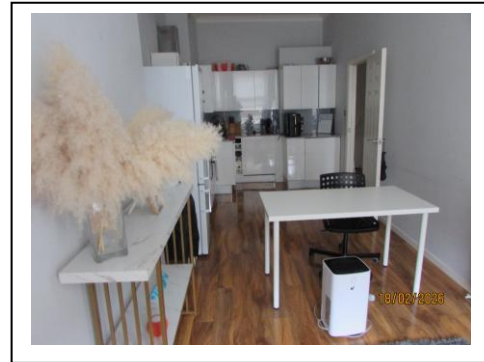
Viewing Strictly by appointment through sole agents 3H

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EPC's	Shop	C 58
	189 A	C 73
	189 B	D 68
	189 C	C 75



N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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