

020 8559 1122

info@claridges-commercial.co.uk

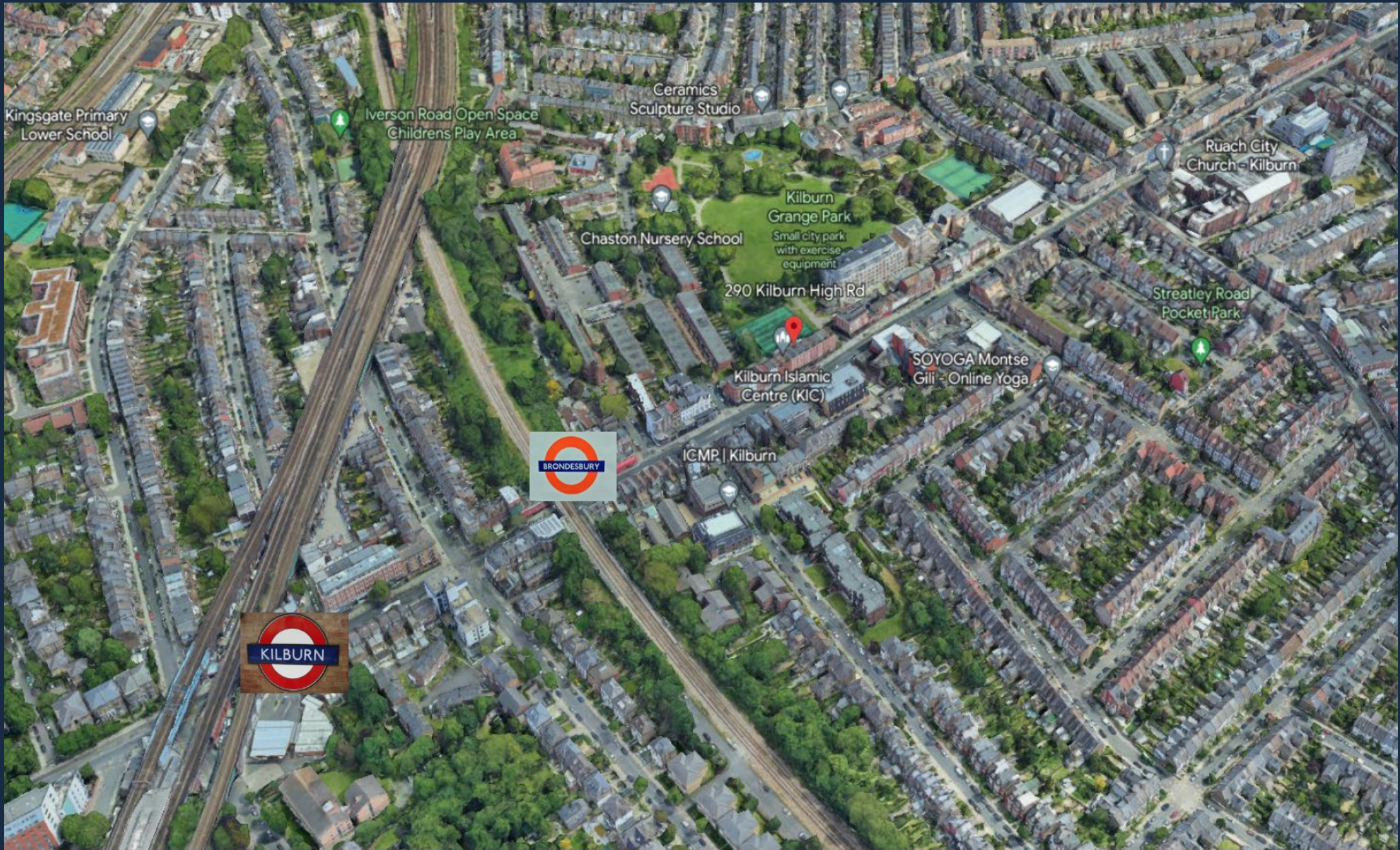
claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Income Producing Investment For Sale

Kilburn High Road, London NW6





Description

The property is a new build, completed in 2017 (including structure works), and its structure allows construction of another floor on top.

Comprising 16 flats arranged as 12 x 1 beds, 2 x 2 beds and 2 x 3 beds together with 3 commercial retail premises on the ground floor with a total ERV of £36,733 per calendar month (£440,796 pa).

The property is arranged over 4 floors and is of traditional Victorian construction. The design intention was to maximise the views of Kilburn Grange Park whilst protecting the building in the locale.

The residential dwellings have been furnished to a high standard including integrated lighting, satellite TV outlet point, telephone outlet point and separate broadband outlet. Each flat has dimmer switches, multi-point locking front doors, smart switches, sockets and Daikin air conditioning units throughout. All kitchens have integrated appliances and are designed in accordance with the surrounding finishes. Selected kitchens also include a breakfast bar. Bedrooms have integrated wardrobe units for maximum built-in storage and have a wall papered feature wall and LED lighting. Contemporary bathroom suites, vanity units with integrated basic concealed cupboards and integrated lighting. Walk-in wet rooms with frameless glass screen, rain shower head, mixer, wand porcelain floor, wall tiles and chrome ladder style heated towel rail.





Location

Situated in a good position on Kilburn High Road, virtually opposite MP Moran Builders Merchants and close to the junction with Palmerston Road. Other local occupiers include Nandos, Fireaway, Savers together with a multitude of independent retailers, restaurants/cafes etc. The nearest station is Brondesbury overground station and Kilburn underground station is within walking distance.

Areas

Total area 8664 sq ft (805 sq m)

Terms

Available freehold offers over £7.8 million with current income of £36,733 per calendar month (£440,796 pa).

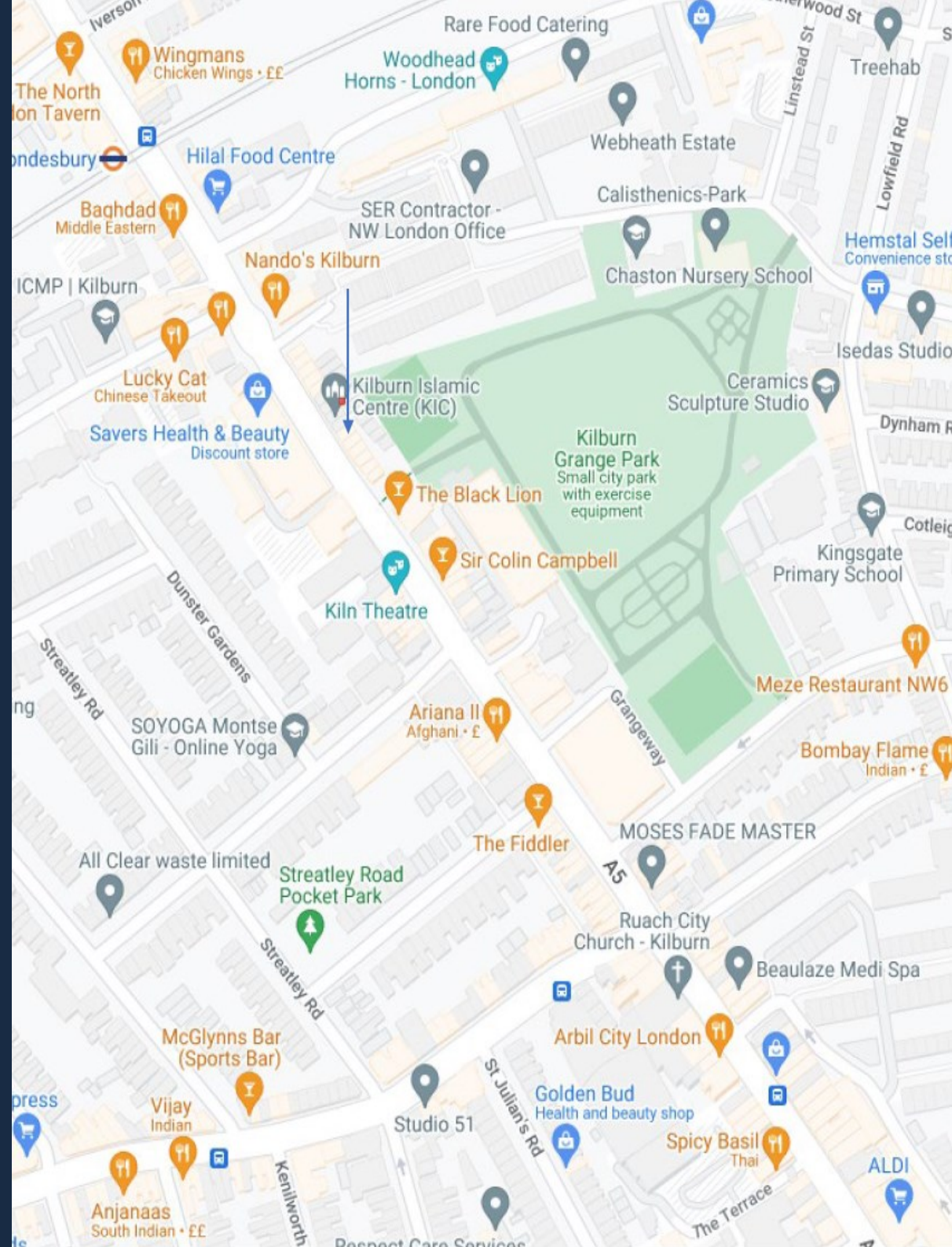
Business Rates

London Borough of Camden - 290 Kilburn High Road RV £16,000. 286 and 288 are not rated. Interested parties should make their own enquires via the Local Authority or Valuation Office www.vo.gov.uk. Claridges cannot guarantee any figures.

EPC - Band B.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



CONNECTIVITY

The property has a highly accessible connection with London's underground stations:



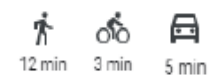
Brondesbury



West Hampstead



Kilburn High Road



Kilburn

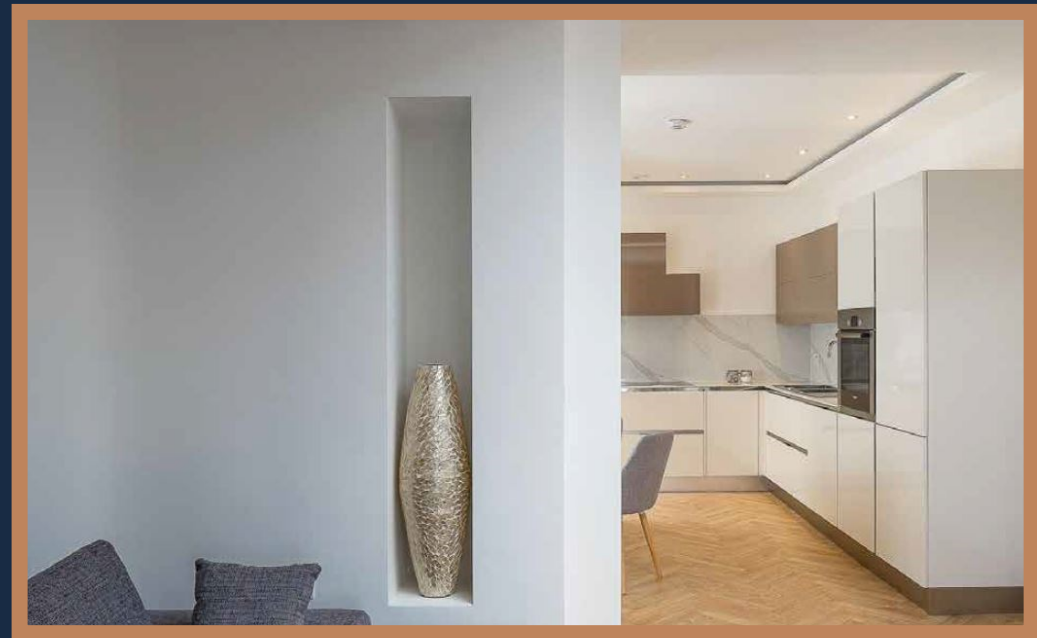
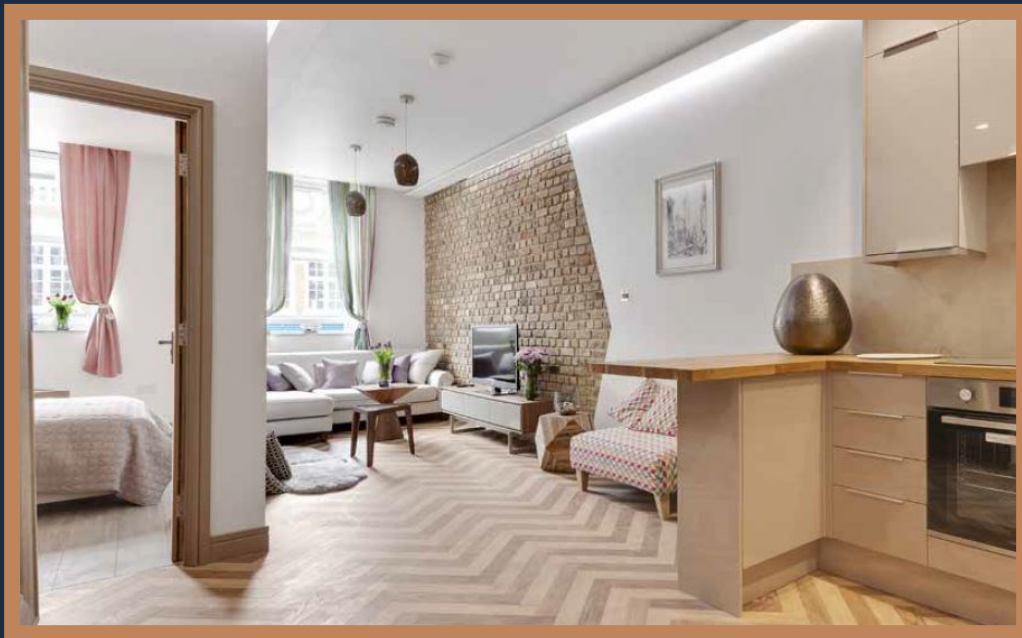


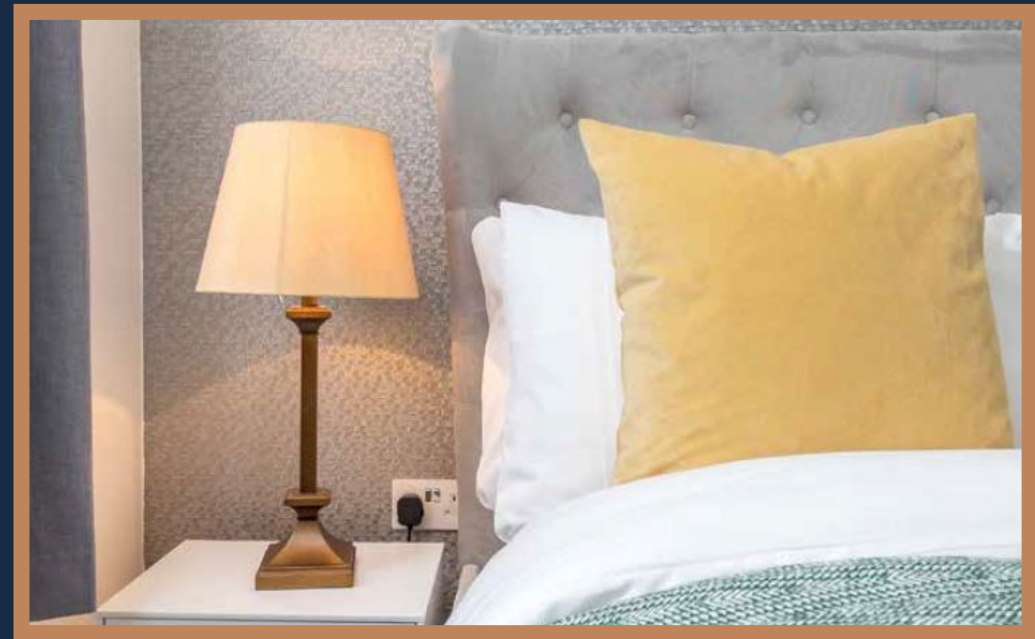
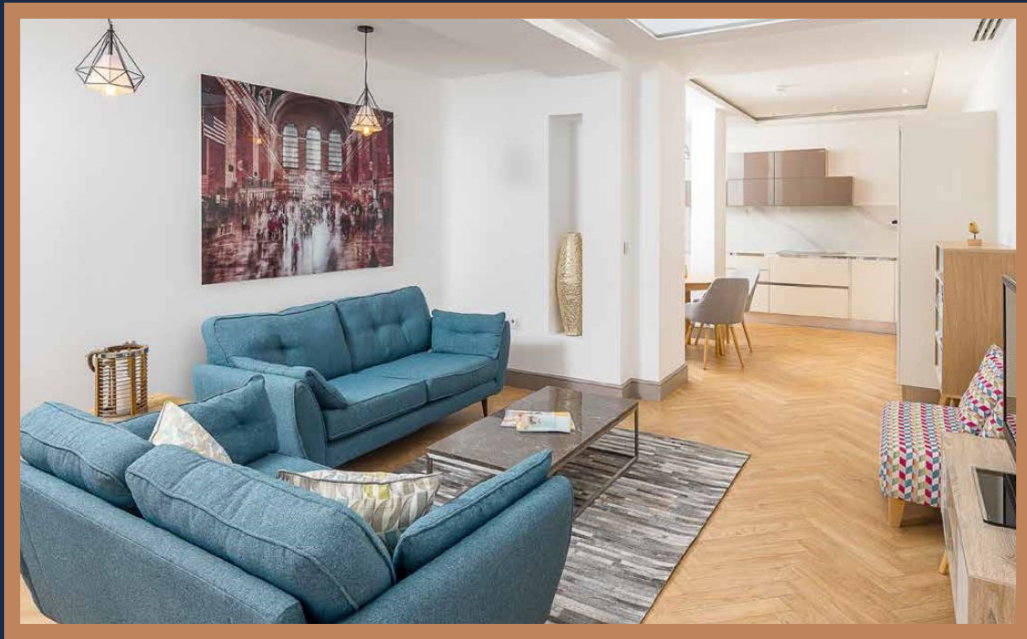
West Hampstead

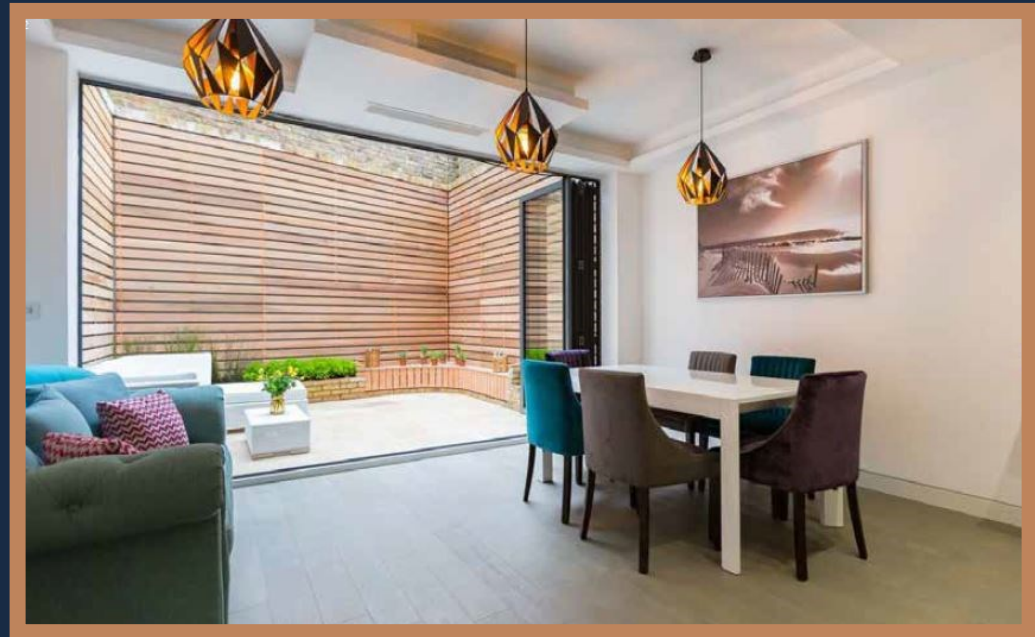


West Hampstead







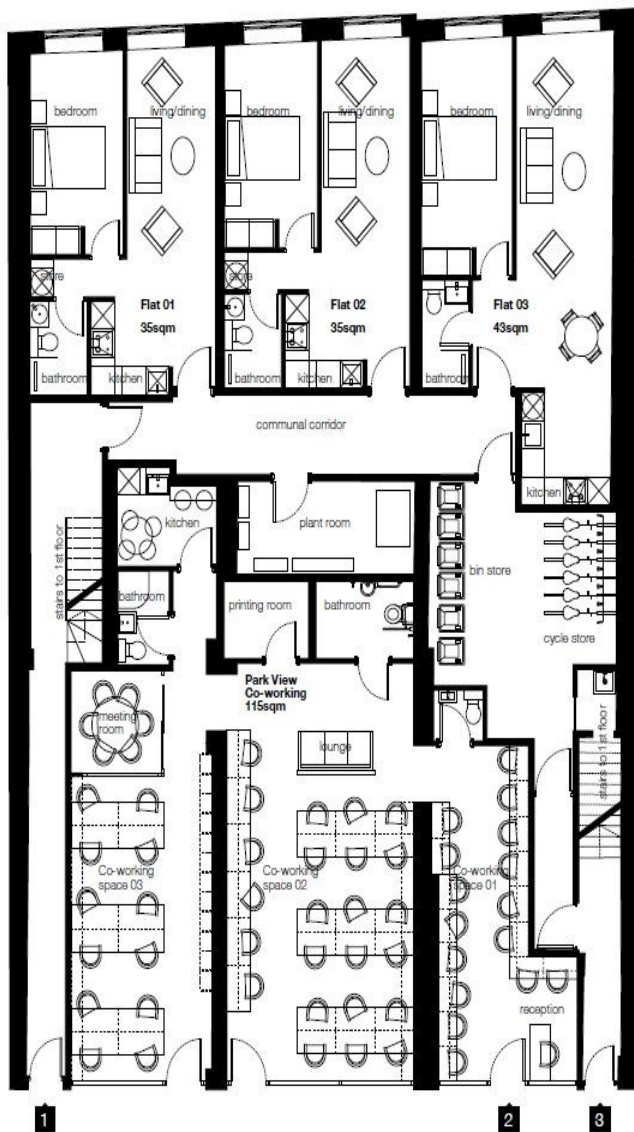




GROUND FLOOR

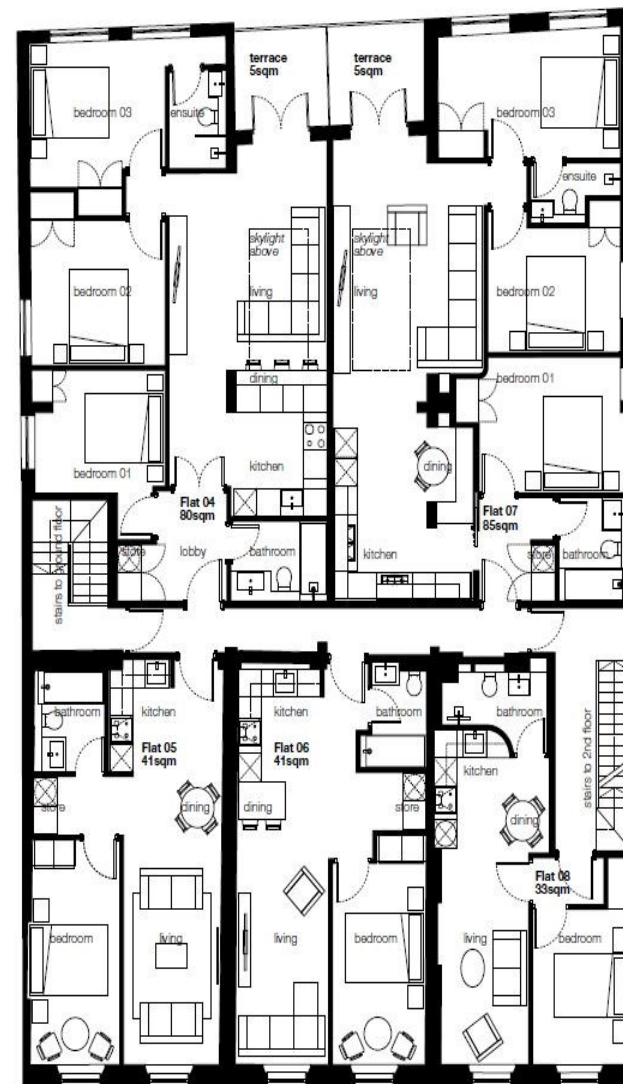
Not to Scale

1. Park View
Living
Entrance 01
2. Park View
Co-working
Main Entrance
3. Park View
Living
Entrance 02



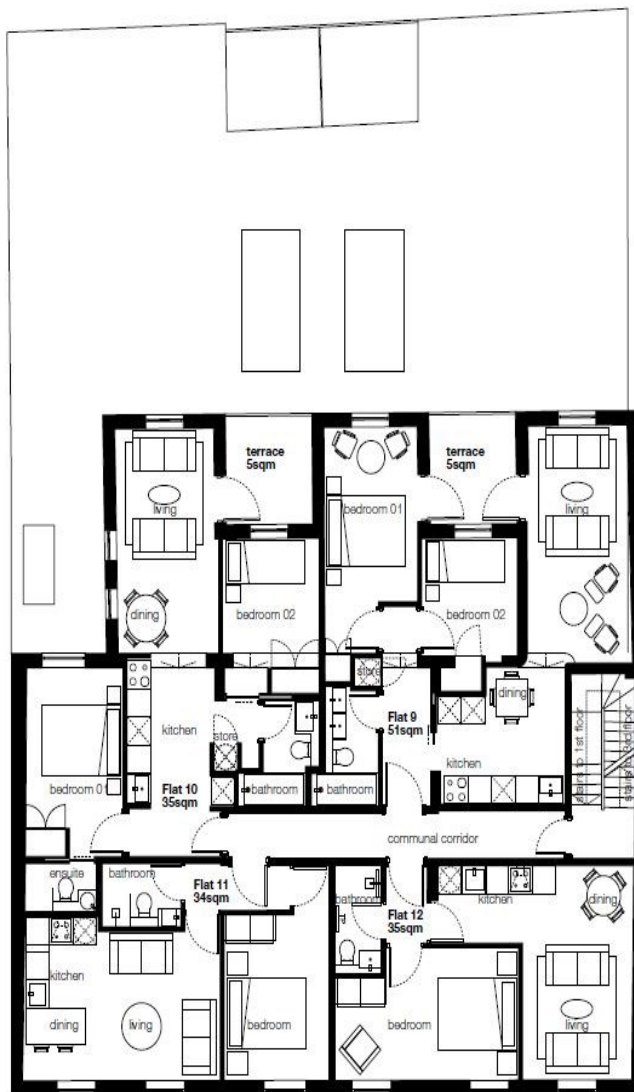
FIRST FLOOR

Not to Scale



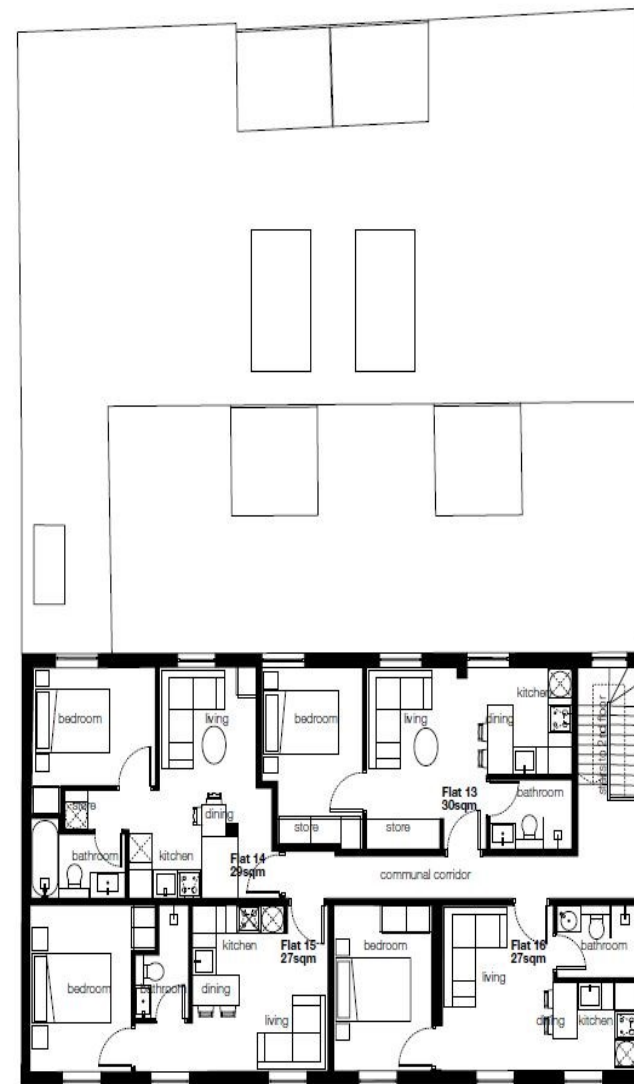
SECOND
FLOOR

Not to Scale



THIRD
FLOOR

Not to Scale



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR