

COMMERCIAL ESTATE AGENTS & VALUERS

**SHOP AND RESIDENTIAL INVESTMENT**

**FREEHOLD FOR SALE**

**119 CRICKLEWOOD BROADWAY**

**LONDON NW2 3JG**



**LOCATION**

Situated in the heart of Cricklewood on the busy A5 (Edgware Road) leading into Central London. The premises are close to McDonalds and Crown Moran Hotel.

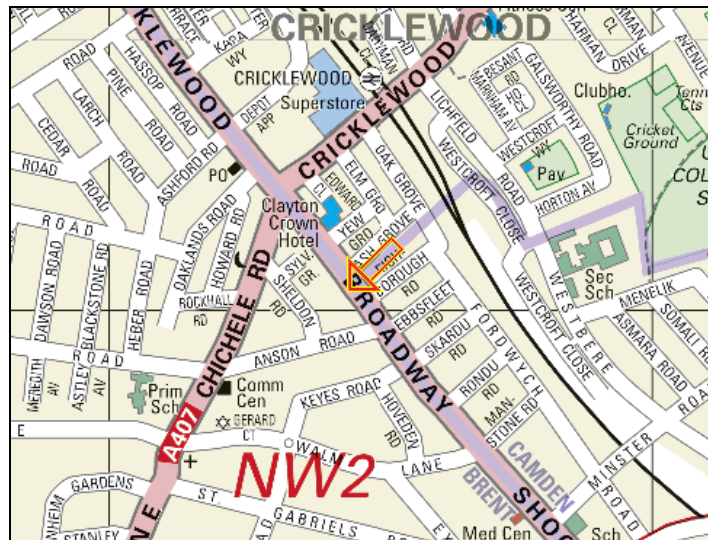
All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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**TELEPHONE: 020 8346 5100**



**ACCOMMODATION** A lock up shop together with 4 flats comprising 2 x 1 bedroom, 1 x 2 bedroom and a large studio (could be a 1 bedroom) with a patio / garden.

**TENANCIES AND INCOME**

The premises are currently let and producing an **actual and estimated income of £80,840 per annum.**

I am informed the tenants have been in occupation for many years at concessionary rents and it is considered there is potential to increase the income to circa £100,000 plus per annum.

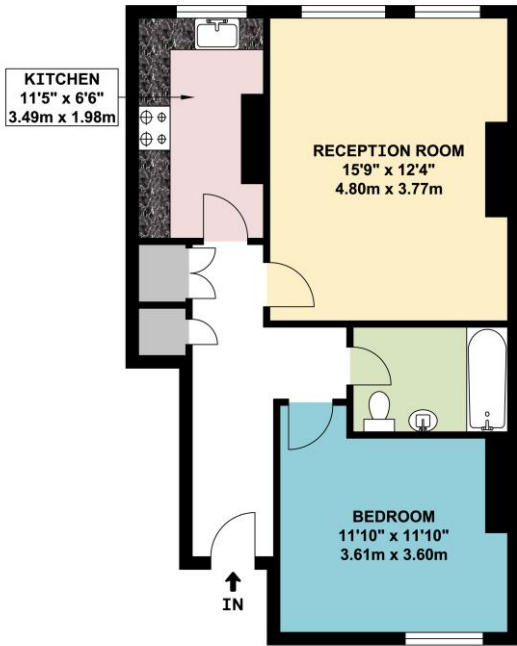
Unit	Agreement	Rent
Lock-up Shop Let to 3 individuals Trading as Solarium Portofino	Original 10 year lease renewed for a further 10 years from 2018 subject to a review at the 5 <sup>th</sup> year	£20,000 pa
Ground Floor Flat	AST Holding over	£13,200 pa
First Floor Flat	AST Holding over	£15,600 pa
First Floor Flat	Vacant	ERV £15,600 pa
Second Floor Flat	AST Expires April 2019	£16,440 pa
<b>TOTAL INCOME</b>		<b>£80,840 pa</b>

**PRICE** Offers invited in excess of £1.5 million subject to contract for the benefit of the freehold interest

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through agents above.

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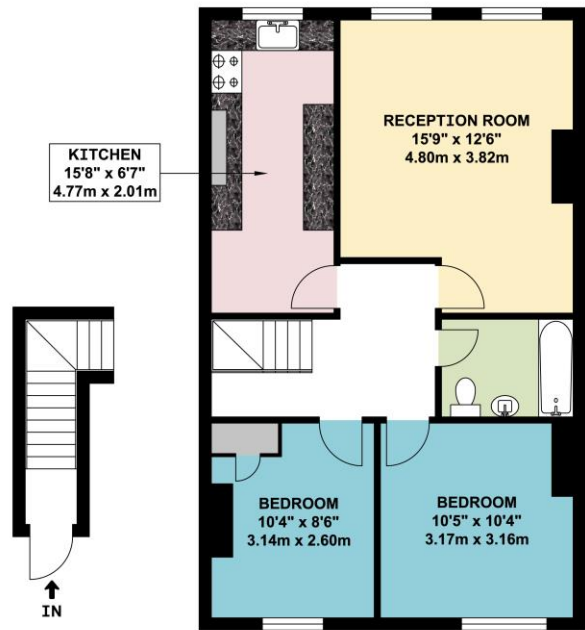


**FLAT A  
FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 538.19 SQ. FT / 50.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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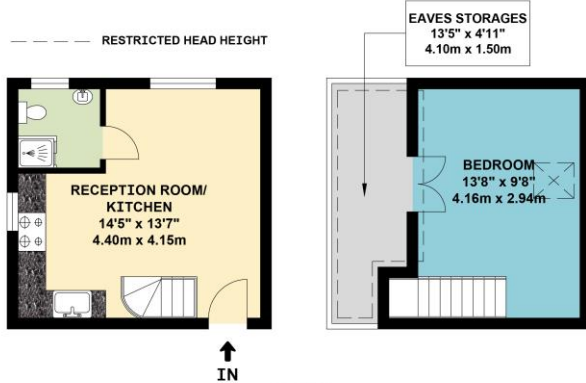


**FLAT B  
SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 635.07 SQ. FT / 59.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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**FLAT C  
FIRST FLOOR MAISONETTE**

APPROX. GROSS INTERNAL FLOOR AREA 333.68 SQ. FT / 31.00 SQ. M  
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE EAVES STORAGE 398.26 SQ. FT / 37.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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**FLAT D  
GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 402.13 SQ. FT / 37.36 SQ. M  
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”