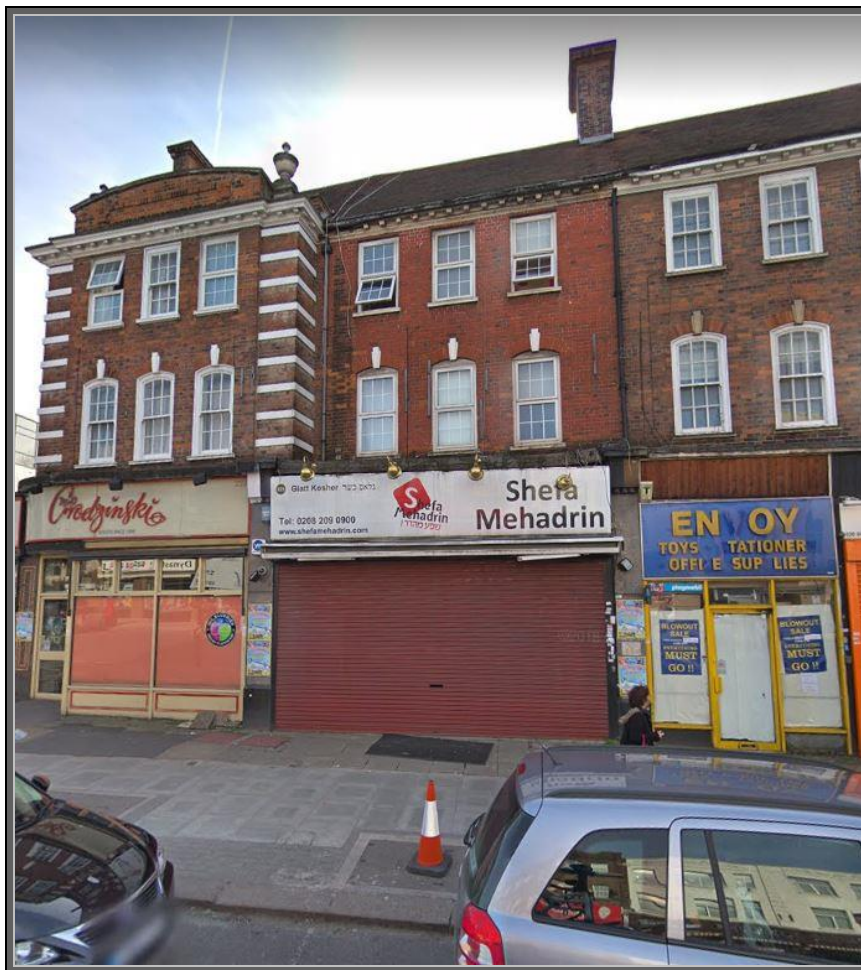


COMMERCIAL ESTATE AGENTS & VALUERS

SHOP AND RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

225 GOLDERS GREEN ROAD, LONDON NW11 9ES



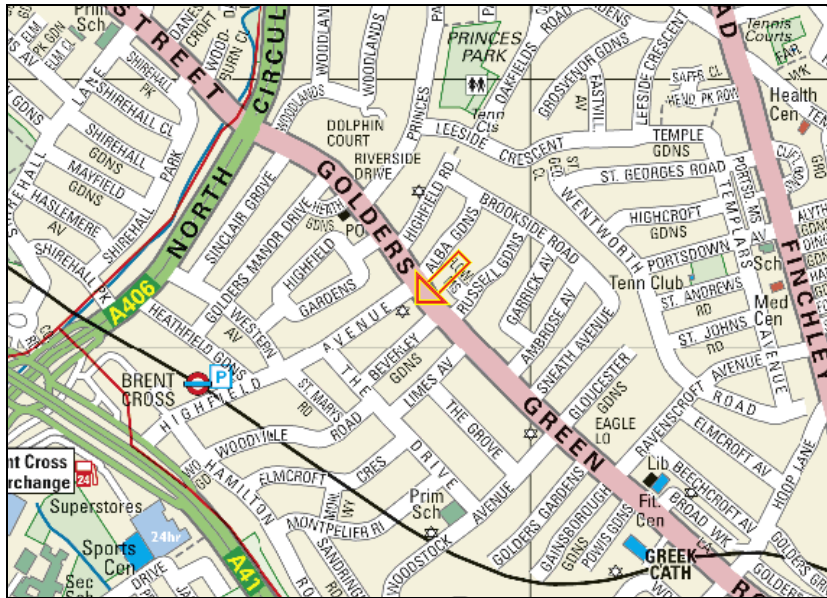
LOCATION

The northern end of Golders Green Road close to the junction with the North Circular Road (A406). Well-known local occupiers include Grodzinsky and Kosher Kingdom.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a large lock-up shop trading as a butchers with three flats above. The shop affords the following approximate floor areas:

Ground floor	1,185 sq ft
Basement	<u>560 sq ft</u>
TOTAL	1,745 SQ FT

TENANCIES & INCOMES

Unit	Term	Income pa
Shop Let to Shefa Food	Expiring November 2022	£31,000.00
First floor 2-bedroom flat Let on an AST	Expiring January 2020	£16,032.00
Second floor 1-bedroom flat Let on an AST	Expiring October 2019	£14,559.96
Third floor 1-bedroom flat Let on an AST	Expiring January 2020	£12,600.00
TOTAL INCOME		£74,191.96

PRICE £2,000,000 for the benefit of the Freehold interest subject to the tenancies and incomes as described above.

EPC Shop: C

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

VIEWING Strictly by appointment through agents as above.

“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (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.”