

COMMERCIAL ESTATE AGENTS & VALUERS

RETAIL AND RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

208-212 HIGH ROAD, WILLESDEN, LONDON NW10 2NX



**LOCATION**

The property is situated in a prominent location in this diverse and vibrant High Road.

All Transactions are Subject to Contract

1 BEDFORD ROAD  
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**ACCOMMODATION** Comprises two lock up shops with rear yards together with 7 flats comprising 1 x 3 bedroom, 2 x 2 bedroom, 3 X 1 bedroom and 1 X studio all held on ASTs. One further self-contained flat with its own entrance has been sold on a long lease.

The flats have all recently been refurbished and present in a good condition.

#### TENANCIES AND INCOMES

| Unit  | Term  | Income pa          |
|---|---|--------------------|
| Shop 208 High Road<br>Trading as Yasmeen Sham, a restaurant & café, having an approx. floor area of 720 sq ft.    | Expiring in February 2030<br>subject to a rent review in February 2025.   | £8,500.00          |
| Shop 210-212 High Road<br>Trading as Collections, a leatherware shop having an approx. floor area of 1,000 sq ft. | Expiring in September 2031<br>subject to a rent review in September 2026. | £12,000.00         |
| All flats   | Let on ASTs   | £126,576.00        |
| <b>TOTAL INCOME</b>   |   | <b>£147,076.00</b> |

*The shop floor areas are approximate only, and interested parties should satisfy themselves regarding the exact measurements.*

**The rent for both shops are considered to be let below market level, and are therefore reversionary.**

**PRICE** £2.1 million for the benefit of the freehold interest subject to the tenancies and incomes as above, reflecting a gross yield of 7.00%.

**EPC** Shops: To be confirmed.  
Flats: To be confirmed.

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

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

## TENANCY AND INCOME SCHEDULE

### **208-12 High Road Willesden NW10 2NX Comprising 7 flats and 2 shops**

#### **FLATS.** - Monthly Rents (ASTs)

Flat 2: £1,550.00 Tenancy to 5th Dec 2024 (2 bedrooms)  
Flat 3: £2,100.00 Tenancy to 13th Dec 2024. (3 bedrooms)  
Flat 4: £1,300.00 Tenancy to 30th June 2024 (1 bedroom)  
Flat 5: £ 999.00 Tenancy to 14th February 2025 (studio).  
Flat 6: £1,300.00 Tenancy to 24th March 2024 (1 bedroom) Holding over.  
Flat 7: £1,599.00 Tenancy to 24th August 2024 (1 bedroom)  
Flat 8: £1,700.00 Tenancy to 8th July 2024 (2 bedrooms)

Total rent from flats - £126,576 per annum

All flats are let to professionals.

All flats have been recently refurbished and have been licensed by Brent Council.

#### **SHOPS**

##### **208 High Road Willesden**

**Yasmeen Sham** 20 year lease expiring in February 2030.

£8,500 per annum – rent review due February 2025.

Recent work undertaken to meet all fire regulations and building control approved by Brent Council

##### **210 -12 High Road Willesden**

**Leather shop** 20 year lease expiring 5 September 2031.

£12,000 per annum – rent review due September 2026.

**Total income £147,076 per annum.**



Top floor flat with balcony



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