



## FREEHOLD INVESTMENT

**Double Restaurant Unit On Ground Floor  
Producing £50,000 p.a.x.  
Ground Rent Income From Flats Above**

**1 & 2, Ashbourne Parade, Temple Fortune  
London, NW11 0AD**

**Location:**

Ashbourne Mansions sit above Ashbourne Parade, which is an upmarket terrace of mixed use retail and catering units in the heart of Temple Fortune.

**Ground Floor:**

The ground floor comprises two intercommunicating A3 restaurant units which have recently been refurbished to exacting standards. The floor area is approximately 1450 sq ft (135 m<sup>2</sup>). The restaurant is let for a term of 20 years from January 2018 on a full repairing and insuring lease, at a rental of **£50,000 p.a.x.** Rent reviews are 5 yearly. The current Freeholder retains a security deposit equivalent to 6 months rent.

**Upperpart Accommodation:**

The accommodation above 2 Ashbourne Parade presently comprises a large 4 bedroom flat let for a term of 990 years at a peppercorn rent.

The accommodation above 1 Ashbourne Parade comprises 2 Flats which have been sold on long leases (125 years from December 1986) each producing a Ground Rental Income of £150.00 per annum.

**Price: £850,000** subject to contract for the Freehold interest.

**Viewing:**

Strictly By Appointment Only Through 3H