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# FREEHOLD INVESTMENT

# Large Commercial Unit Let To Blue Chip Tenant Substantial Flat With Rear Garage & Roof Garden

# 149 Deans Lane, Edgware, Middx HA8 9NY

## Location:

In a very prominent location at the roundabout joining Deans Lane with Hale Lane and Selvage Lane. The property is opposite a large Harvester Restaurant.

## **Ground Floor:**

The ground floor comprises a large E Class unit (Approx 90  $M^2$ ) let to Ladbrokes Betting & Gaming Ltd. for a term of 15 years commencing 13/12/2013 on full repairing and insuring terms with 5 yearly rent review pattern and tenant's break option in 2023. Accounts lodged for LB&G Ltd for y/e 31/12/2020 showed revenue of £681,252,000, and net assets of £1,137,034,000.



These particulars are believed to be connect, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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### **Upperpart :**

The accommodation above the ground floor comprises a large 2 bedroom flat (Approx 74  $M^2$ ) on two floors, with an attractive roof garden and a garage to the rear. The flat has its own entrances from both front and rear, and is let to a single family who are holding over on a 12 month AST from October 2020.

#### Income:

The current income from the Ground Floor is £15,500 p.a.x. and from the upperpart is £15,300 p.a. N.B. The rent review of the shop, due in 2018 was not implemented, and the next review falls in 2023. As a result, we believe there is opportunity for substantial growth in the rental income.

#### Price:

Offers in excess of £600,000 subject to contract for the Freehold interest. VAT is not applicable.

#### Viewing:

Strictly By Appointment Only Through 3H Tel: 0207 286 8363



N.B. Please note all measurements/areas are approximate, and should be verified by any party interested in pursuing an acquisition.



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