



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 M²) 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.

Upperpart :

The accommodation above the ground floor comprises a large 2 bedroom flat (Approx 74 M²) 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.