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FREEHOLD INVESTMENT FOR SALE

Mill Lane, West Hampstead, NW6 1NL



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<u>Location</u> Mill Lane is a busy road and a bus route between Kilburn and West End Lane.

The shop sits in the middle of an eclectic mixed use parade which includes an

Accountant, Dentist, Vet, Optician, Architect, and a Florist.

Accommodation Comprises the freehold of an attractive shop and upperpart in this well -

known location. The shop occupies approximately 252 sq ft (23.41 m²) on the ground floor, with an additional garden floor of approximately 195 sq ft (18.12 m²) giving a total floor area of 41.43 m² (446 sq ft.) To the rear of

the shop is an open yard/garden area.

The upperpart comprises a 2 bedroom flat on two floors, which is to be

occupied on a long lease at a peppercorn rent.

Shop Lease The shop is let to an established beauty clinic on a renewable lease from

November 2016, for a term of 8 years, with a rent review at the end of the 4th year of the term, on full repairing and insuring terms. The current rent is

£17,000 p.a.x.

Upperparts The upperparts are to be let on a long leasehold basis at a peppercorn rent.

Legal costs Each party to be responsible for their own legal costs.

Freehold £295,000 subject to contract

VAT We understand that the building is not currently elected for VAT

<u>Viewing</u> <u>Strictly By Appointment through 3H Property Consultants</u>





