



FREEHOLD INVESTMENT FOR SALE

Mill Lane, West Hampstead, NW6 1NL

Location

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

Viewing

Strictly By Appointment through 3H Property Consultants