



FREEHOLD RETAIL INVESTMENT

**Income From Ground Floor Retail Unit
Plus Ground Rent Income From 3 Flats**

Shirland Road, Maida Hill, London, W9 2EU

Location:

Situated in an popular location close to a busy bus stop, in between Kilburn Park Road and Essendine Road, close to the Chippenham Public House & Hotel. Nearby traders include Browns Pharmacy and Air Control UK (Air Con).

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Accommodation:

The ground floor comprises an E Class unit (Approx 51 M²) currently occupied by a hair & beauty practitioner who renewed their lease for a further 5 year term in September 2022. At a rent of £18,000 pax, rising to £19,000 pax in September 2025, with a rent review in June 2027. The letting is secured by a 3 month rent deposit.

There are 3 flats on basement, 1st and 2nd floors, each sold on long leases as indicated below.

| Unit | Size | Leases | | Income |
|-----------|-------------------------|-----------------------|----------------------|-----------------------|
| Shop | 51 m ² (net) | 5 yrs from 29.09/2022 | | £18,400 pax (Average) |
| 3 x Flats | | 125 years from 2007 | | £150.00 p.a. Per flat |
| | | | | |
| | | | Total Income: | £18,850 p.a. |

Price:

£299,000 subject to contract for the Freehold interest. **VAT is not applicable.**

Viewing:

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

N.B.

These particulars are believed to be correct, 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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