

FREEHOLD RETAIL INVESTMENT FOR SALE



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.

12 Station Road Mill Hill London NW7 2JU

<u>Location</u>	Situated directly facing Mill Hill Thameslink Station and Bus Terminus, and thus highly visible to around 2 million passengers entering or leaving the location each year. Nearby traders include M & S, Coral Bookmakers, Costa Coffee and Wenzel's Bakery.
<u>Accommodation</u>	<p>Comprises the freehold of a shop and upperpart in this excellent location. The shop occupies approximately 585 sq ft (54 m²) on the ground floor.</p> <p>The upperpart comprises a flat with access from the rear which is occupied on a long lease (150 years from 23/08/2017) at a peppercorn rent.</p>
<u>Shop Lease</u>	The shop is let to an established beauty clinic on a renewable lease from 14/05/2021, for a term of 10 years, with a rent review at the end of the 5th year of the term, on full repairing and insuring basis. The current rent is £20,000 p.a.x.
<u>Legal costs</u>	Each party to be responsible for their own legal costs.
<u>Freehold</u>	£269,000 subject to contract
<u>VAT</u>	We understand that the building is not currently elected for VAT
<u>Viewing</u>	<u>Strictly By Appointment through 3H Property Consultants</u>

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