

FOR SALE

PROPERTY INVESTMENT FOR SALE

256-258

Kingsbury Road, Kingsbury, London, NW9 0BT



- 1,420 - 2,182 Sq Ft (131.92 - 202.71 Sq M)
- Double Shop
- 2 Bedroom Flat
- Let on a Single Lease
- £44,000 per annum income
- Long Leasehold for Sale

For further information please contact:

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COMMERCIAL

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LOCATION

Kingsbury is a popular North West London suburb with a diverse and densely populated demographic, located 8 miles from Central London (Marble Arch) and within the London Borough of Brent. The property occupies a prominent location on the main Kingsbury Road, approximately 1km east of Kingsbury Station (Jubilee Line).

DESCRIPTION

A tenanted investment property comprising ground floor double unit, trading as a restaurant, together with a first floor 2 bedroom flat. The property is held on 189 year long leasehold (152 years unexpired) at a peppercorn.

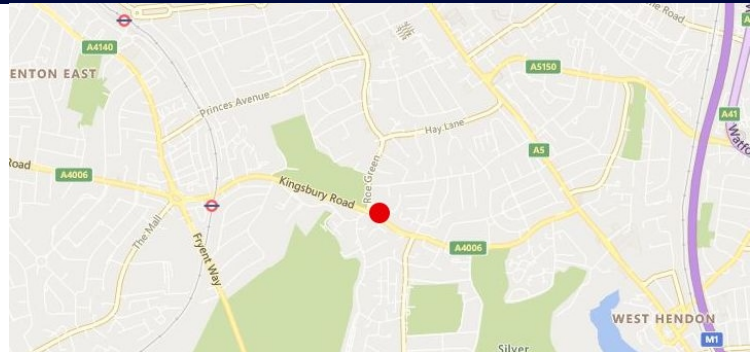
The ground floor restaurant is 1,420 sq ft overall and has an ITZA of 1,071 sq ft. The first floor flat (self contained and accessed from the rear service road) has 3 rooms, kitchen and bathroom.

The entire property is leased to Mr Wasim Sheikh t/a Mazza Restaurant. The lease is for 15 years from 1st December 2022 at a rental of £44,000 per annum. The lease was renewed from an original 15 year term. The tenant is long established and there are no arrears.

Offers are invited for this well secured long leasehold investment. Asking price £560,000 subject to contract.

VIEWINGS

The property is tenanted and internal access cannot be arranged. For further information on the property, please contact Tony Chamberlain 0208 429 6899 tony@chamberlaincommercial.com



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