

London NW10 – 4/5 Bank Buildings, High Street, Harlesden NW10 4LT
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



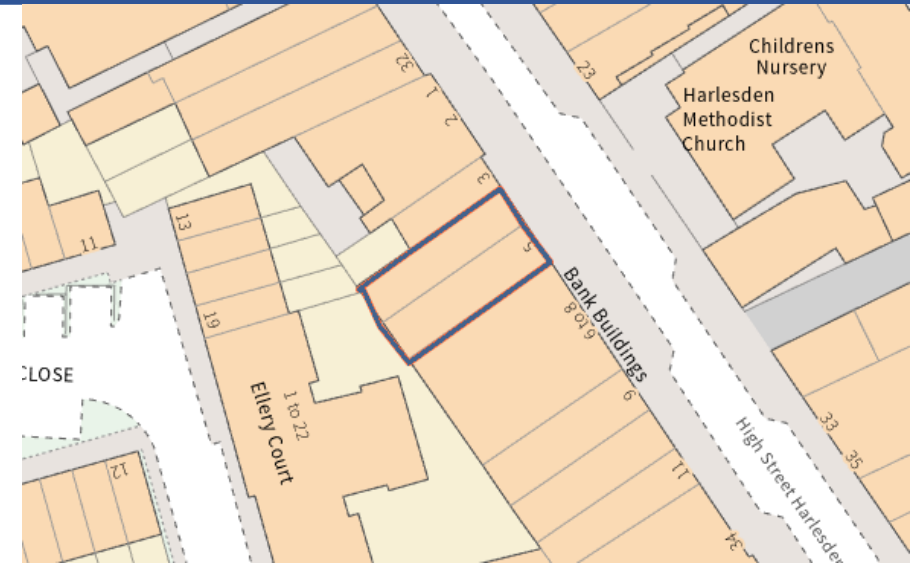
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Investment Consideration:

- Purchase Price: £865,000
- Gross Initial Yield: 6.01%
- Rental Income: £52,000 p.a.
- VAT is applicable to this property
- Comprises two ground floor retail shops with ancillary accommodation at lower ground floor.
- Located within 10 minute walk to Willesden Junction Station
- Nearby occupiers include Tesco Metro, William Hill, Specsavers, Superdrug, Subway and Burger King, amongst others.



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--|--------------------------------------|---------------------|--------------------------------|---------------------|--|
| No. 4 (Ground Floor/ Lower Ground Floor) | Retail Shop - 140 sq m (1,507 sq ft) | Assets Mall Limited | 7 Years from 11 August 2020 | £24,000 | Note 1: FRI Note 2: No Breaks Note 3: Rent review in 2024 |
| No. 5 (Ground Floor/ Lower Ground Floor) | Retail Shop - 155 sq m (1,668 sq ft) | Sparks Commercial | 11 Years from 19 June 2012 | £28,000 | Note 1: FRI Note 2: No Breaks Note 3: Rent review every 5th year |
| Total | | | | £52,000 | |

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Property Description:

The property comprises two retail shops arranged over ground and lower ground floor, providing the following accommodation and dimensions:

| | | |
|----------------------------|-----------------|----------------------|
| Ground Floor: Shop at No.4 | 148 sq m | (1,593 sq ft) |
| Ground Floor: Shop at No.5 | 155 sq m | (1,668 sq ft) |
| Total area size: | 303 sq m | (3,261 sq ft) |

Tenancy:

The Ground Floor Shop at No.4 is at present let to Assets Mall Ltd for a term of 7 years from 11th August 2020 at a current rent of £24,000 p.a. and the lease contains full repairing and insuring covenants. No Breaks. Rent review in 2024.

The Ground Floor Shop at No.5 is at present let to Sparks Commercial for a term of 11 years from 19th June 2012 at a current rent of £28,000 p.a. and the lease contains full repairing and insuring covenants. No Breaks. Rent review every fifth year.

Tenure:

To be held on a new 999 year lease from completion at ground rent of peppercorn.

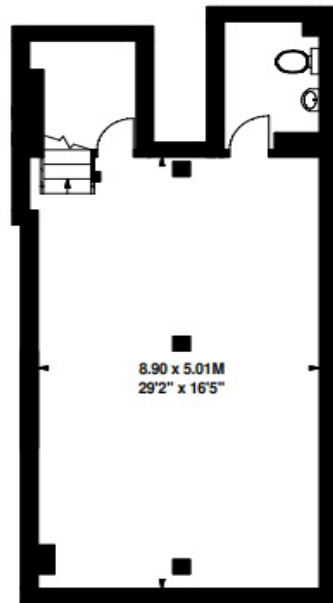


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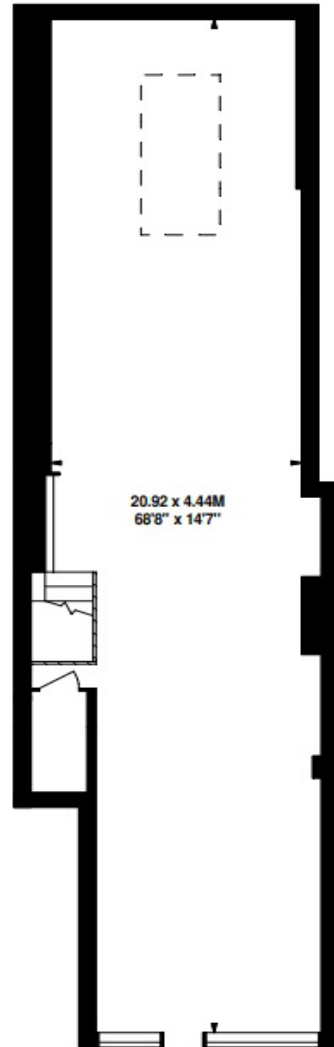
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No.4 Bank Buildings
Retail Shop

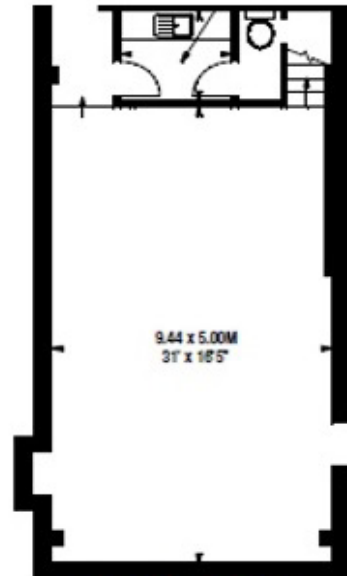


Lower Ground Floor

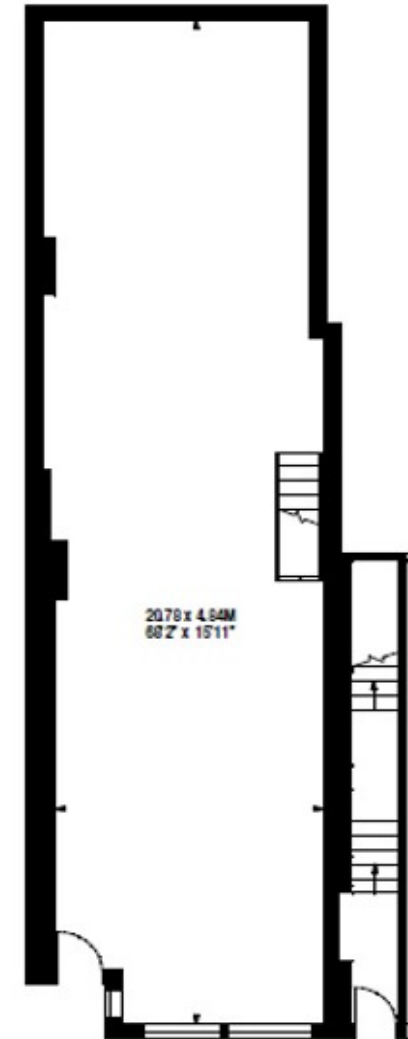


Ground Floor

No.5 Bank Buildings
Retail Shop



Lower Ground Floor



Ground Floor

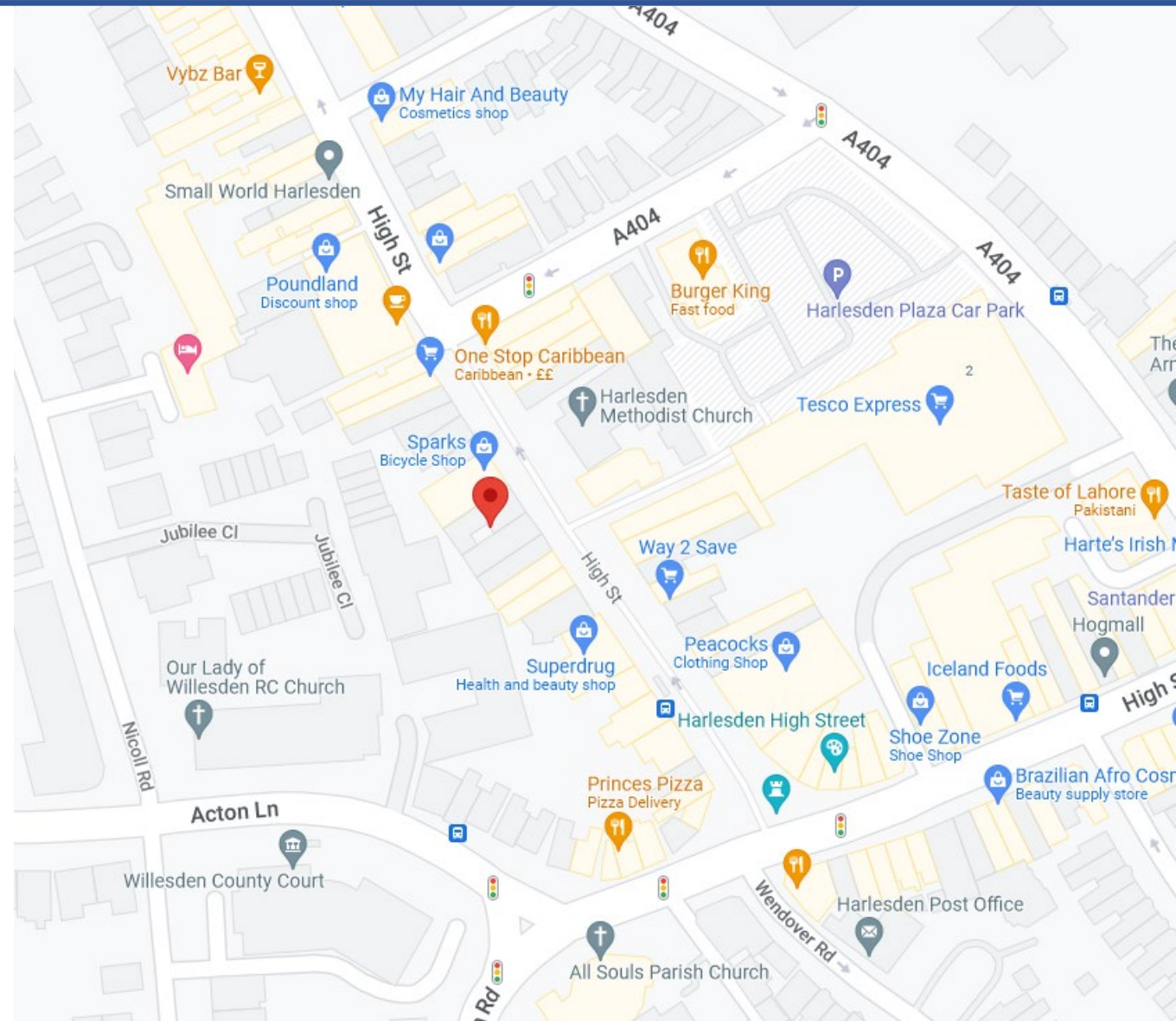
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Location:

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian, and Lebanese cuisines. Its busy High Street offers take-out restaurants and international grocery stores, plus the cast-iron Jubilee Clock, a late-19th-century landmark. The property is located on the High Street within a 10 minute walk to Willesden Junction Station which provides direct services to Central London. Nearby occupiers include Tesco Metro, William Hill, Specsavers, Superdrug, Subway and Burger King, amongst others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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