

Investment For Sale

Virtual Freehold For Sale (999 Years)

Ground Floor Retail (Trading as Superdrug).

Ballards Lane, Finchley Central, N3 1XY



LOCATION:

The property is located on the north side of Ballard's Lane in the parade of shops between Falkland Avenue and Cornwall Avenue, just 385 metres north of the intersection between Ballard's Lane, Nether Street and Regents Park Road. Being one of the most sought-after locations in suburban North London. The location also provides an abundance of leisure, shopping, and entertainment facilities as well as pubs and bars. Occupiers in the immediate vicinity include Subway, KFC, Costa Coffee, Tesco, Dreams and Greggs, as well as independently run shops, cafes, and restaurants. The property has superb communications links with Finchley Central Underground Station (Northern Line) southeast of the property. This provides frequent southbound services to Bank Station with a travel time 27 minutes and Charing Cross Station with a travel time 23 minutes. There are regular northbound services to High Barnet Station with a travel time 10 minutes. Additionally, Ballard's Lane is a major bus route along which there are numerous services running at frequent intervals. There is easy access to main road communications including the North Circular Road (A406), M1.

TERM:

Sale of Virtual freehold 999 years lease at a peppercorn ground rent for sale subject to the 10-year lease to Superdrug Stores PLC dated 28th September 2018, with a current passing rent of £55,000 per annum with outstanding rent review sept 2023, please note the seller has served rent memorandum asking £75,000 per annum which been negotiating with the tenant In situ.

Chartered Surveyors & Estate Agents

Crown House 265/267 Kentish Town Road London NW5 2TP

DX No. 46452 Kentish Town T. 020 7267 2071 F. 020 7485 8488 www.salter-rex.co.uk

List of members available at Registered Office
Registration number 0C371523

SIZE: Measuring approximately 4004 Sq. Ft all on Ground Floor Level

EPC: C

PRICE: OIRO £950,000

VIEWING: Strictly by prior appointment through Agents as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 2TP
Direct Dial: 020 7428 6801 Mobile: 07951 262191
Tel: 020 7267 2071 (Main Switchboard)
Fax: 020 7485 8488

MISREPRESENTATION ACT 1967

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