

SALTER REX

Chartered Surveyors & Estate Agents



INVESTMENT FOR SALE

VIRTUAL FREEHOLD (999 LEASE)

GROUND FLOOR ONLY (SUPERDRUG)

BALLARDS LANE N3 1XY

APPROX 4172 SQ FT

LOCATION:

The property is located on the north side of Ballard's Lane in the parade of shops between Falkland Avenue and Cornwall Avenue, north of the intersection between Ballard's Lane, Nether Street and Regents Park Road. Northern Line Tube Station been minutes' walk away from the property.

ACCOMMODATION:

The property comprises a ground floor mid-terrace retail unit which is currently let to Superdrug PLC at a rent of £55,000 pa on an effectively full repairing and insuring lease for a term of 10 years from 29th September 2018, with provision for a tenant only option to determine and rent review on 29th September 2023 which the tenant has not exercised their break or the rent review, our client have now served notice to implement the outstanding Rent review at £70,000 per annum which is being negotiating presently.

MEASUREMENTS: Gross Internal Area: 388 sq m. (4,172 sq. Ft.)

TENURE:

VIRTUAL FREEHOLD: Offers considered in Excess of £850,000 for freehold interest subject to existing lease in situ.

EPC: C (65)

RATEABLE VALUE:

USER: E/A1 of the Town & Country Planning (User Classes) Order September 2020.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Agent as below:

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MISREPRESENTATION ACT 1967

Salter Rex llp for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

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