



## ATTENTION INVESTORS FREEHOLD INVESTMENT FOR SALE IN NW6

### 1 LOVERIDGE MEWS

NW6 2DP

Retail

## FOR SALE

**480 sq ft**

(44.59 sq m)

- Rare freehold
- Arranged over ground, first and second floor
- First and second floor maisonette sold off on long lease
- Tenants paying £18500 per annum exclusive of rates (No VAT)
- Next rent review 18th July 2025
- Gas central heating
- Excellent transport links

# 1 Loveridge Mews, London, NW6 2DP

## Summary

<b>Available Size</b>	480 sq ft
<b>Price</b>	£325,000.00
<b>Rates Payable</b>	£6.76 per annum
<b>Rateable Value</b>	£6,300
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

Arranged over ground, first and second floor of this end of terrace property. The ground floor commercial space comprises of 1 reception room, 3 consulting rooms, W/C, kitchen and gas central heating.

First and second floor maisonette sold on long lease for a term of 125 years from 24th June with 90 years remaining at a nominal ground Rent of £100 per annum increasing every 25 years

## Location

1 Loveridge Mews, NW6, offers convenient access to transport: a short walk to Kilburn Underground Station (Jubilee Line), nearby bus stops, and close to Kilburn High Road Overground Station. Major roads like A5 and A41 are also easily reachable.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	480	44.59	Available
<b>Total</b>	<b>480</b>	<b>44.59</b>	

## Tenancy

Tenants

The Chatsworth Centre - Anna Jourtchenko and Oksana Chuhraeva

Lease

The lease is for a term of 9 years from 18th July 2019 expiring 18th July 2028 (Outside the Landlord & Tenant Act 1954)

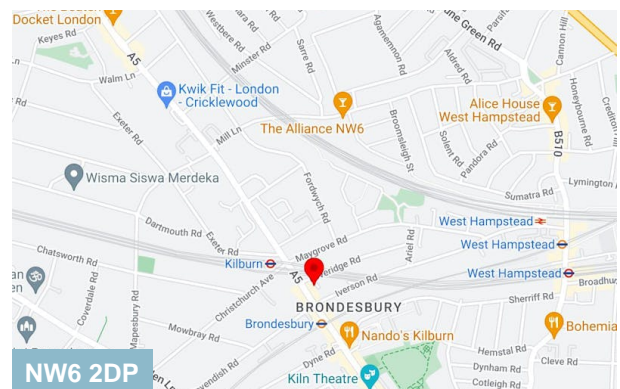
Rent

£18,500 per annum exclusive of rates ( No VAT )

Rent Review

The next rent review is 18th July 2025

N.b a Director at Dutch & Dutch has an interest in the freehold.



## Viewing & Further Information



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