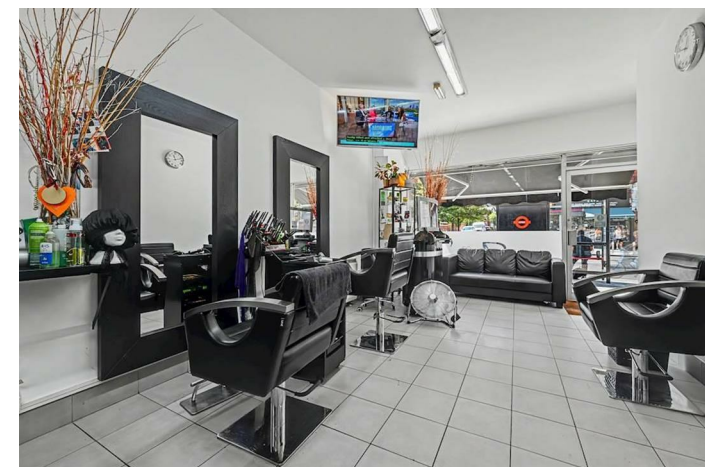




CRICKLEWOOD BROADWAY

LONDON, NW2

£1,495,000
FREEHOLD

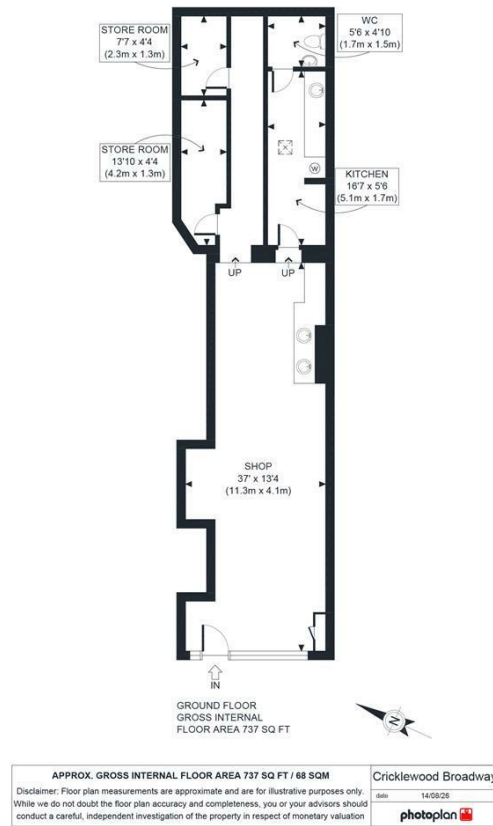
Freehold Mixed-Use Investment.

A mixed-use freehold investment situated on Cricklewood Broadway, comprising a ground floor commercial unit and four residential flats.

The residential element comprises one two-bedroom flat, two one-bedroom flats and a studio, currently producing a combined rental income of £72,600 per annum.

The ground floor commercial premises are occupied as a hairdressing and beauty salon and are let on a 15-year lease from September 2025 at £18,000 per annum, with five-yearly upward-only rent reviews.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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