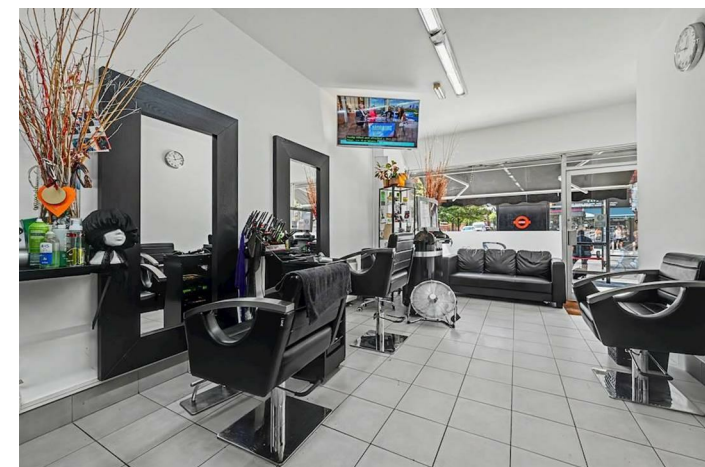




CRICKLEWOOD BROADWAY

LONDON, NW2

£1,595,000
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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

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