

COMMERCIAL ESTATE AGENTS & VALUERS

PLEASE NOTE REVISED PRICE

**RETAIL AND RESIDENTIAL INVESTMENT
FREEHOLD FOR SALE**

208-212 HIGH ROAD, WILLESDEN, LONDON NW10 2NX



LOCATION

The property is situated in a prominent location in this diverse and vibrant High Road.

All Transactions are Subject to Contract

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ACCOMMODATION Comprises two lock up shops with rear yards together with 7 flats comprising 1 x 3 bedroom, 2 x 2 bedroom, 3 X 1 bedroom and 1 X studio all held on ASTs. One further self-contained flat with its own entrance has been sold on a long lease.

The flats have all recently been refurbished and present in a good condition.

TENANCIES AND INCOMES

Unit	Term	Income pa
Shop 208 High Road Trading as Yasmeen Sham, a restaurant & café, having an approx. floor area of 720 sq ft.	Expiring in February 2030 subject to a rent review in February 2025.	£8,500.00
Shop 210-212 High Road Trading as Collections, a leatherware shop having an approx. floor area of 1,000 sq ft.	Expiring in September 2031 subject to a rent review in September 2026.	£12,000.00
All flats	Let on ASTs	£126,576.00
TOTAL INCOME		£147,076.00

The shop floor areas are approximate only, and interested parties should satisfy themselves regarding the exact measurements.

The rent for both shops are considered to be let below market level, and are therefore reversionary.

PRICE	£1.9 million for the benefit of the freehold interest subject to the tenancies and incomes as above, reflecting a gross yield of 7.75%.
EPC	Shops: To be confirmed. Flats: To be confirmed.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through sole agents above.

TENANCY AND INCOME SCHEDULE

208-12 High Road Willesden NW10 2NX Comprising 7 flats and 2 shops

FLATS. - Monthly Rents (ASTs)

Flat 2: £1,550.00 Tenancy to 5th Dec 2024 (2 bedrooms)
Flat 3: £2,100.00 Tenancy to 13th Dec 2024. (3 bedrooms)
Flat 4: £1,300.00 Tenancy to 30th June 2024 (1 bedroom)
Flat 5: £ 999.00 Tenancy to 14th February 2025 (studio).
Flat 6: £1,300.00 Tenancy to 24th March 2024 (1 bedroom) Holding over.
Flat 7: £1,599.00 Tenancy to 24th August 2024 (1 bedroom)
Flat 8: £1,700.00 Tenancy to 8th July 2024 (2 bedrooms)

Total rent from flats - £126,576 per annum

All flats are let to professionals.

All flats have been recently refurbished and have been licensed by Brent Council.

SHOPS

208 High Road Willesden

Yasmeen Sham 20 year lease expiring in February 2030.

£8,500 per annum – rent review due February 2025.

Recent work undertaken to meet all fire regulations and building control approved by Brent Council

210 -12 High Road Willesden

Leather shop 20 year lease expiring 5 September 2031.

£12,000 per annum – rent review due September 2026.

Total income £147,076 per annum.



Top floor flat with balcony



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- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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