



Prominent retail Investment for sale let to Harvey & Thompson

1D WALM LANE

Willesden, NW2 5SJ

Retail

FOR SALE

530 sq ft

(49.24 sq m)

- The lease was assigned from Instant Cash Loans to Harvey & Thompson Limited on 13th December 2019
- Let on a Full Repairing and Insuring Lease
- Harvey and Thompson have 270 stores with an estimated turnover of £122m
- Prominent location close to the junction of Walm Lane and Willesden High Road
- Lease Inside the Landlord and Tenant Act 1954
- VAT is not applicable on the purchase
- Suitable for investors and pensions
- Rent: £23,500 pa

Summary

Available Size	530 sq ft
Price	£375,000
Rates Payable	£8,448 per annum
Rateable Value	£16,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Description

1D Walm Lane is a single-story retail premises in a fantastic location in the Heart of Willesden. The property is in excellent condition throughout and currently let on a 10 year Full Repairing & Insuring Lease at £23,500 pa. The lease was granted on the 24th February 2019 with a tenant only break clause and open market rent review in February 2024.

Harvey and Thompson Pawnbrokers was established in 1897 and has 270 stores across the UK with an estimated turnover of £122 million. Recently the business has expanded to become one of the oldest and leading pawnbrokers in the UK. On 8th May 2006, Harvey and Thompson floated on the Alternative Investment Market (AIM). Since 2006, the business has accelerated its development by adding new products and services, expanding the store network, and developing a complete online service. Their continued investment in the business and the communities they serve has resulted in them becoming the largest pawnbroker in the UK.

The lease is available to review on request.

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

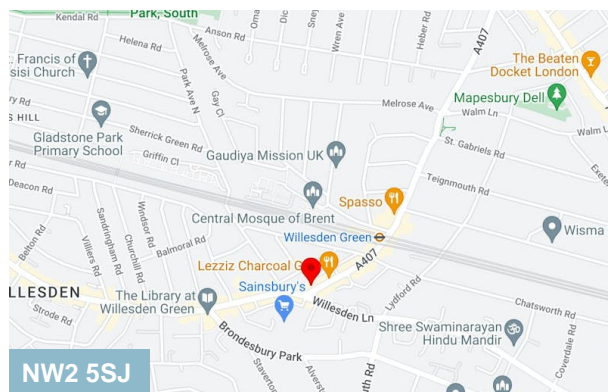
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Passing rent £32,500	530	49.24	Available
Total	530	49.24	

Viewings

Strictly via arrangement with Dutch & Dutch.



Viewing & Further Information



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