

# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Long Leasehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)

## Property Information

### Long Leasehold Retail and Residential Investment

- Double-fronted Indian Restaurant with self-contained flat above, let on single lease
- Recently renewed 15 year lease from September 2022 (No breaks)
- Popular North-West London suburb
- Well located on A4006 in established neighbourhood parade
- VAT-free investment

#### Lot

5

#### Auction

16th February 2023

#### Rent

£44,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 8 miles north-west of Central London  
**Roads** A5, A4006, A5150, M1  
**Rail** Kingsbury Underground Station (Jubilee Line)  
**Air** Heathrow Airport

### Situation

Kingsbury is a mixed residential and commercial suburb located 8 miles north-west of Central London. The property is situated along a parade of independent shops, adjacent to Roe Green Park, on Kingsbury Road (A4006). Occupiers close by include an Enterprise Rent-A-Car, Costcutter and a number of independent traders within the parade.

### Tenure

Long Leasehold. Held on three leases each for a term of 189 years from 01/03/1984 at a total ground rent of £180 per annum.

### EPC

Band B

### Description

The property comprises a double fronted Indian restaurant arranged on the ground floor with a 2-bed separately accessed flat on part first floor, forming part of a larger building.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London,

**NW9 0BT**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Restaurant/Ancillary Residential - 2 bed flat, Kitchen and Bathroom	138.90 -	(1,495) -	W. A. SHEIKH (t/a Mazza)	15 years from 29/09/2022	£44,000	29/09/2027 and 5 yearly thereafter
<b>Total Commercial Area</b>		<b>138.90</b>	<b>(1,495)</b>			<b>£44,000</b>	

(1) Areas provided by VOA ([www.gov.co.uk/business-rates](http://www.gov.co.uk/business-rates))

# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Long Leasehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London,

NW9 0BT

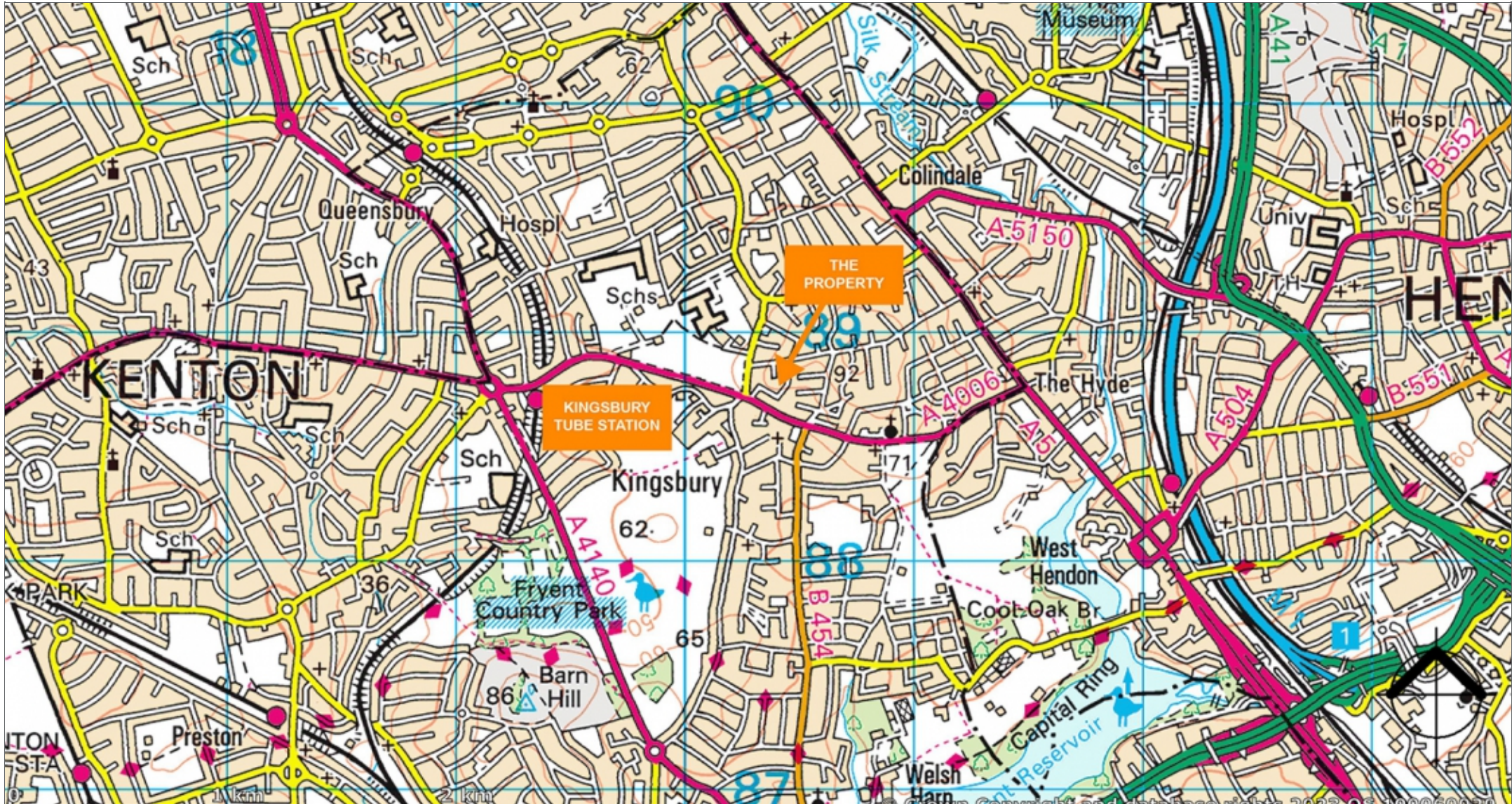
For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London,

NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



# Lot 5, 256, 256a & 258 Kingsbury Road, Kingsbury, London, NW9 0BT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Charles French & Co**

Quayside House, Newham Road

Truro

TR1 2DP

**Allison Bunney**

01872 263 813

[ab@charlesfrenchlaw.co.uk](mailto:ab@charlesfrenchlaw.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020