

Lot 6, 32 Watling Avenue, Burnt Oak, London,

HA8 0LR

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Includes Ground Floor Retail Shop and 5 Room Self Contained Maisonette
- Retail Let Until May 2028
- Popular North West London Location
- 200m from Burnt Oak Tube Station
- Nearby occupiers include Savers, Costa Coffee, Poundland and an eclectic mix of local retailers
- VAT Free Investment

Lot
6

Auction
13th July 2023

Rent
£45,400 per Annum Exclusive

Status
Available

Sector
High Street Retail/Residential

Auction Venue
Live Streamed Auction

Location

Miles 10 miles north-west of Central London

Roads A1, A5, A406, A41, M1 (Junction 1), M25

Rail Burnt Oak Underground Station (Northern Line)

Air London Heathrow Airport, London Luton Airport, London Gatwick Airport

Situation

The property is located on the east side of the busy Watling Avenue, in the popular North West London suburb of Burnt Oak. Neighbouring occupiers include Savers, Costa Coffee, Poundland and an eclectic mix of local retailers.

Tenure

Freehold.

EPC

Retail - D Maisonette - E

Description

The property comprises ground floor retail accommodation with a self contained 5 room maisonette on the first and second floors. The residential uppers are accessed from a separate entrance to the rear of the property via Market Lane.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	59.65	(642)	Arsalan Collection Ltd (cm11859970) with personal Guarantee t/a Arsalan Collection.	9 years from 30/05/2019	£25,000	30/05/2022 (2), 30/05/2025 (29/05/2028)
First Second	Residential - 5 room maisonette	- -	- -	AN INDIVIDUAL	Let on an Assured Shorthold Tenancy Agreement for 1 year from 01/06/2023	£20,400	-
Total Approximate Commercial Floor Area		59.65	(642)			£45,400	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/403609053>)

(2) The commercial rent review from 30/05/2022 remains outstanding

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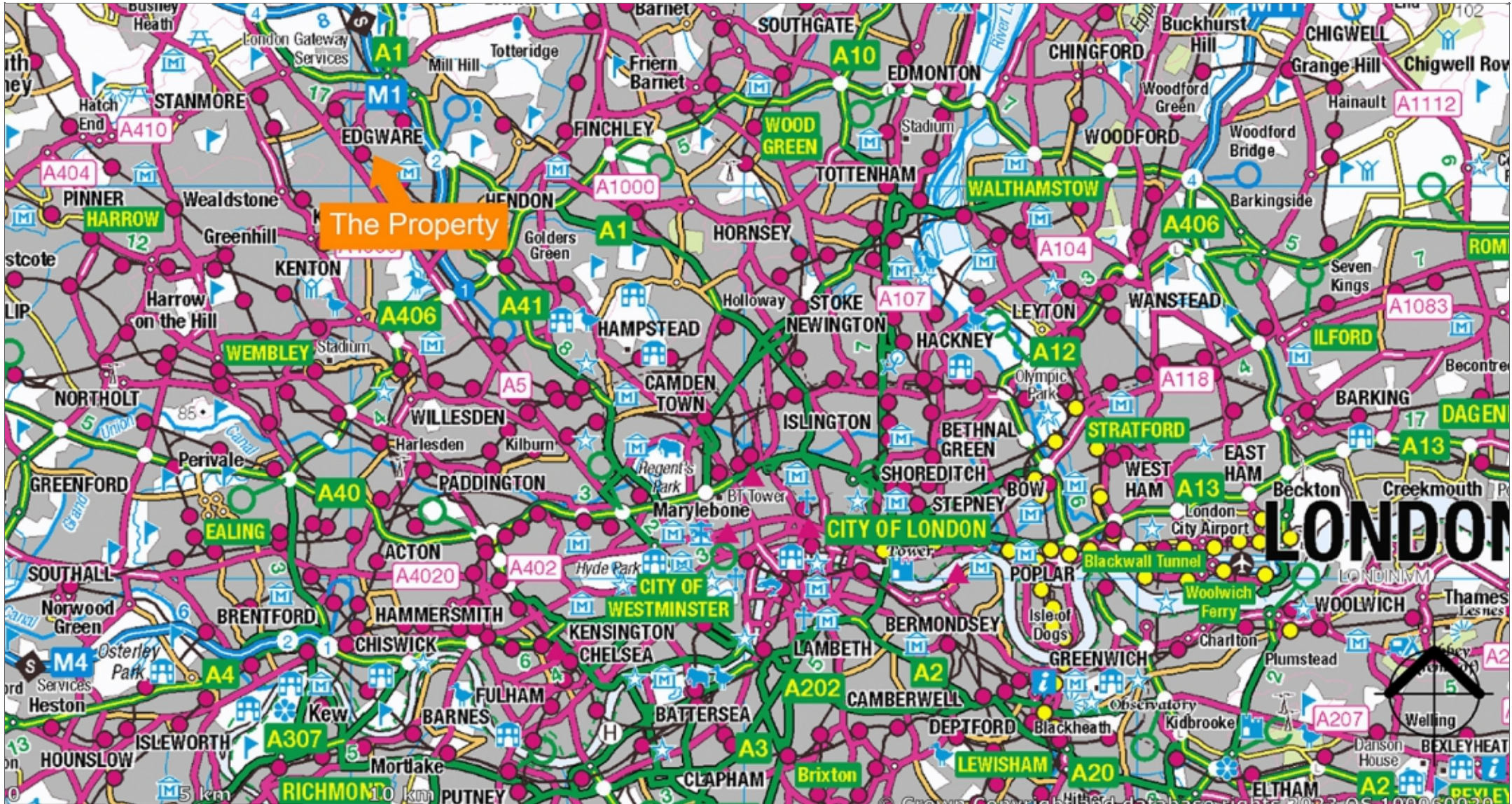
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September 2020