

**Lot 8, 143 to 145 The Broadway, Mill Hill, London,
NW7 4RN**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Freehold London Restaurant and Residential Investment

- Entirely Let to Sun GE Limited (t/a The Good Earth)
- Tenant in Occupation Since 1981
- The Good Earth Trades from 7 Affluent London Locations and Surrey
- In the Same Ownership for Nearly 50 Years
- Nearby Occupiers Include GAIL's Bakery, Pizza Express, Prezzo, Londis and Boots
- VAT-Free Investment

Lot

8

Auction

9th July 2024

Rent

£115,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north-west of Central London, 3 miles north of the north circular, 5 miles south of the M25

Roads

A1, M1, M25

Rail

Mill Hill Broadway (Thameslink)

Air

London Luton, London Heathrow

Situation

Mill Hill, a popular and affluent North London suburb, is located approximately 10 miles north-west of Central London. The property is prominently situated on The Broadway, Mill Hill's main shopping destination, just off the junction with Mill Hill Circus Roundabout. Nearby occupiers include GAIL's Bakery, Pizza Express, Prezzo, Londis, Boots and an eclectic mix of local retailers.

Tenure

Freehold.

Description

The property comprises a restaurant on the ground and first floors and 2 x Three Bedroom self-contained residential flats on the second floor. The property also benefits from approximately 8 car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant	127.60 (1)	(1,373)	SUN GE LIMITED (CRN: 00906175) (t/a The Good Earth) (3)	20 years from 01/11/2006	£115,000	31/10/2026
First	Ancillary	142.50 (1)	(1,534)				
Second (Flat 16 Clarence Court)	3 Bedroom Flat	56.70 (2)	(610)				
Second (Flat 18 Clarence Court)	3 Bedroom Flat	64.10 (2)	(690)				
Total Approximate Floor Area		390.90	(4,207)			£115,000	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/12281001000>)

(2) The residential floor areas have been measured on an Gross Internal Area (GIA) basis

(3) The Good Earth is a popular chain of Chinese restaurants with sites in Esher, Wandsworth, Knightsbridge, Mill Hill, Swiss Cottage, Battersea, Richmond and Wimbledon (www.goodearthgroup.co.uk)

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2024