

Lot 33, 530 Watford Way, Mill Hill Circus, London, NW7 4RS

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Commercial, Residential and Development Opportunity

- Vacant ground floor shop with large separately-accessed 2-bed flat above, let on AST
- Includes prominent and valuable advertising hoarding on flank wall
- Development/Change of Use Opportunities (subject to consents)
- Corner location in established commercial and residential location
- Nearby occupiers include GAIL's Bakery, Pizza Express, Boots the Chemist, Tesco Express and Esso Petrol Filling Station
- VAT not applicable

Lot

33

Auction

25th September 2024

Rent

£4,500 per Annum Exclusive
plus large Vacant Shop

Sector

High Street
Retail/Residential/Development

Status

Available

Auction Venue

On the Instructions of Dignity
Funeral Directors

Live Streamed Auction

Location

Miles	10 miles north-west of Central London
Roads	A1, A47, A406, M1 (Junction 2)
Rail	Mill Hill Broadway Railway Station
Air	London Heathrow Airport, London Luton Airport, London Stansted Airport

Situation

The property is prominently situated in an established commercial and residential location, on the north side of Watford Way (A1), at its junction with Wiltshire Close and close to Mill Hill Park. Nearby occupiers include GAIL's Bakery, Pizza Express, Boots the Chemist, Tesco Express and Esso Petrol Filling Station.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor shop with a separately-accessed 2-bed flat arranged on first floor. The property benefits from an advertising hoarding on the flank wall, facing Watford Way (A1).

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings on Friday 13th September and Friday 20th September, both from 10am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

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.
Ground	Retail/Ancillary	67.56	(727)	VACANT	-	-
First	Residential flat - 2-bed	81.00	(871)	AN INDIVIDUAL	AST from 01/04/2024 at £375 pcm	£4,500
Total		148.56	(1,598)			£4,500

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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Contacts

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2024