

Lot 16, 46 Salusbury Road, Queen's Park, London,

NW6 6NN

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Opticians let until April 2028 t/a Sid Fiz
- Comprises ground floor shop with 9 studio flats (sold off)
- Affluent West London location
- Queens Park and Kilburn Park railway stations within close proximity
- Neighbouring Queens Park and Paddington Old Cemetery
- Nearby occupiers include Gail's, Starbucks and Joe & The Juice

Lot	Auction
16	12th December 2024

Rent	Status
£42,900 per Annum Exclusive	Available

Sector	Auction Venue
High Street Retail	Live Streamed Auction

Location

Miles	1.21 km from North Kensington
Roads	B413, A5
Rail	Queens Park (Bakerloo & Overground), Kilburn Park (Bakerloo)
Air	London Heathrow, London Gatwick and London Stansted Airports

Situation

The property is located in Queens Park, a fashionable West suburb. The property is situated on the western side of the busy Salusbury Road, some 100 metres from Queens Park station and 700 metres from Kilburn Park station. Nearby occupiers include Gail's, Starbucks, Joe & The Juice, Kilburn library and an eclectic mix of local cafes, restaurants and retailers.

Tenure

Freehold.

Description

The property comprises a ground floor shop currently trading as an opticians. The upper three floors comprise nine studio flats which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants had until the 8th October 2024 to respond. No response was received by the Seller therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

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	24.75	(266)	July 23rd Limited	10 years from 08/04/2018	£42,000
First Second Third	9 x Studio Flats	-	-	INDIVIDUALS	Let on 9 separate long leases	£900
Total Approximate Commercial floor area		24.75	(266)			£42,900

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Freedman + Hilmi LLP

101 Wigmore Street

London

W1U 1QU

2078718602

Merter Hilmi

0207 659 0345

mh@freedmanhilmi.com

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2024