

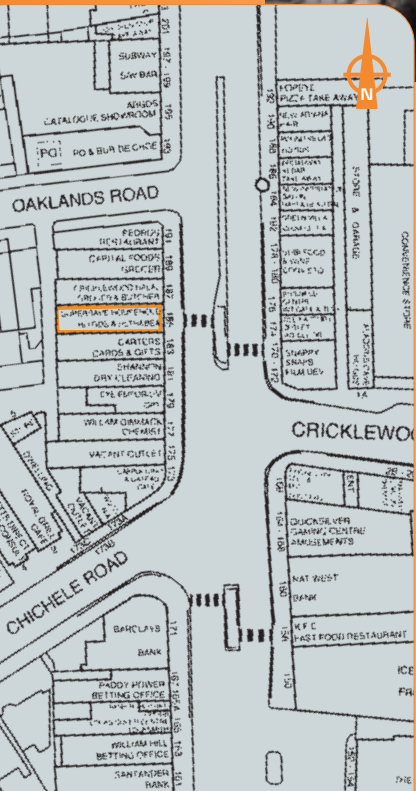
lot 10

185 Cricklewood Broadway  
London NW2 3HT

Rent  
£63,284  
per annum  
exclusive  
with  
outstanding  
rent review  
to be settled

Freehold Retail and Residential  
Investment

- Busy High Street location
- On main arterial route through North-West London
- 2 miles west of Hampstead
- Neighbouring occupiers include Barclays Bank, Quicksilver, William Hill and Iceland



**Location**

**Miles:** 2 miles west of Hampstead  
4 miles north-west of Marble Arch  
5 miles north-west of Camden Town  
**Roads:** A5, A407, A41, M1, A406 (North Circular Road)  
**Rail:** Cricklewood Rail (Overground), Willesden Green Tube and Kilburn Tube (both Jubilee Line)  
**Air:** Heathrow Airport

**Situation**

The property is situated on the west side of the busy Cricklewood Broadway (A5) which is the main arterial route to the West End from the north-west. The property is located at the junction with Cricklewood Lane (A407) less than 2 miles from Brent Cross Shopping Centre and the M1 motorway. Neighbouring occupiers include Barclays Bank, Quicksilver, William Hill and Iceland.

**Description**

The property comprises RETAIL ACCOMMODATION on the ground floor with THREE SELF-CONTAINED FLATS on the first and second floors. There is ANCILLARY ACCOMMODATION in the basement.

**Tenure**

Freehold.

**VAT**

VAT is not applicable on this lot.

**Six Week Completion Available**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	104.36 sq m (1,123 sq ft)	<b>M A MUMTAZ (t/a Supersave Households &amp; Western Union Money Transfer)</b>	15 years from 30/10/2000	£19,500	30/10/2010 (1)
Basement	Ancillary	32.76 sq m (353 sq ft)				
First	Flat A - Residential (3 Bedrooms)	74.24 sq m (799 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 01/06/2010	£18,200	
Second	Flat B - Residential (2 Bedrooms)	51.78 sq m (557 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 01/06/2010	£14,404	
Second	Flat C - Residential (1 Bedroom)	36.84 sq m (392 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 08/02/2010	£11,180	
<b>Totals</b>		<b>299.98 sq m (3,224 sq ft)</b>			<b>£63,284</b>	

(1) As to the 30th October rent review, the seller has served a rent review notice on the tenant stating a new rent of £25,000 per annum exclusive.

**For further details please contact:**

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**Solicitors:**

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