

205 Kilburn High Road Kilburn, London NW6 7HY

lot 13

Virtual Freehold Retail Investment

- Let to Ladbrokes Betting and Gaming Limited until 2022
- Popular and busy location 2 miles north of London's West End
- Highly visible unit A5 main arterial road through North West London
- Six Week Completion Available

Rent
£60,000
per annum
exclusive



This photograph has been computer-generated.

Location

Miles: 2 miles north of Marble Arch and the London's West End
1.5 miles south-west of Hampstead
2 miles north-west of Regents Park
Roads: A5, A40, A406, M1
Rail: Kilburn High Road, Brondesbury, London Overground Stations and Kilburn, West Hampstead London Underground Station
Air: London Heathrow, London City

Situation

The property is situated in a highly visible and strong trading position on the busy junction of Kilburn High Road (A5) and Willesden Lane (A4403). Kilburn High Road forms parts of the A5 which is the major arterial route from the London's West End through North West London to Edgware.

The locality is a popular residential suburb with eclectic demographic.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable on this lot.

The adjoining property is being sold as Lot 36.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	94.90 sq m (1,022 sq ft)	LADBROKES BETTING AND GAMING LIMITED until 2022 (1)	10 years from 25th December 2012 until 2022 on a full repairing and insuring lease	£60,000 (2)	2017
Basement	Ancillary	80.40 sq m (865 sq ft)				
Totals		175.30 sq m (1,887 sq ft)			£60,000	

- (1) For the year ending 31st December 2012, Ladbrokes Betting & Gaming reported a turnover of £770,850,000, pre-tax profits of £172,106,000 and a total net worth of £983,843,000. (Source: www.riskdisk.com 8/11/2013)
- (2) The lease provides for the tenant to pay a reduced rent of £58,000 per annum exclusive until 25th December 2015. The seller will pay the buyer the difference between £58,000 per annum exclusive and £60,000 per annum exclusive from completion of the sale until 25th December 2015. Therefore the property will produce £60,000 per annum exclusive from completion of the sale.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

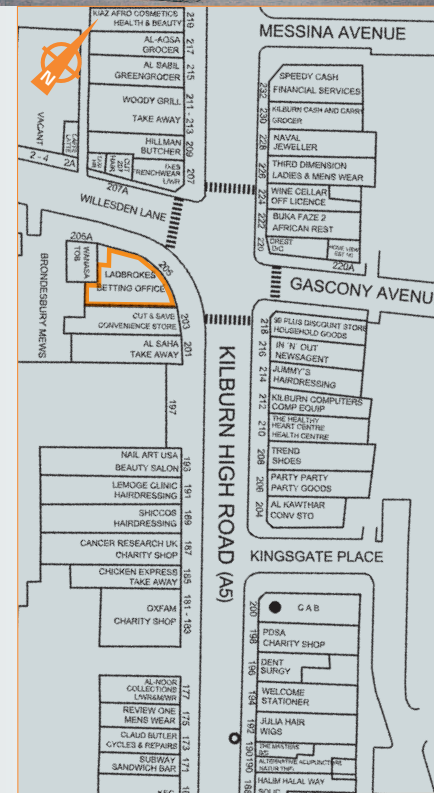
Associate Auctioneers:

Robert Irving Burns
23-24 Margaret Street, London W1W 8LF
Tel: +44 (0)20 7927 0620.
Email: damien@rib.co.uk
Ref: Damien Field.



Solicitors:

Kirkwoods Solicitors
41A Church Road, Stanmore, Middlesex HA7 4AB
Tel: +44 (0)20 8954 8555.
Email: joyce@kirkwoods-solicitors.co.uk
Ref: Bradley Kramer.



Copyright and confidentiality Experian, 2013.
©Crown copyright and database rights 2013 Ordnance Survey 10007316.
For identification purposes only.