

London NW9
18-28 Blackbird Hill
Neasden
NW9 8SD

- **Unbroken Freehold Mixed Use Parade Investment**
- Comprising six shops, three maisonettes and eight flats
- Located within one mile of Wembley Park Station (Jubilee Line)
- Situated within a densely populated area, close to Lidl and Marks & Spencer
- Asset management opportunities
- To be offered as a single lot
- No VAT applicable
- **Total Current Rents Reserved**

£81,800 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Neasden is a densely populated residential area located between Wembley and Cricklewood in North West London and forms part of the London Borough of Brent.

The property is situated on the south side of Blackbird Hill (A4088), close to its junction with Barnhill Road, approximately 0.8 miles from Wembley Park Underground Station (Jubilee Line) and 0.5 miles from the North Circular Road (A406).

Occupiers close by include Lidl, Marks & Spencer Simply Food, Coral and McDonald's, together with a number of local occupiers.

Description

The property is arranged on basement, ground and two upper floors to provide six shops with residential accommodation above, accessed via entrances fronting Blackbird Hill. Some of the properties benefit from rear yards and forecourts to the front. There is vehicle access to the rear of the property.

VAT

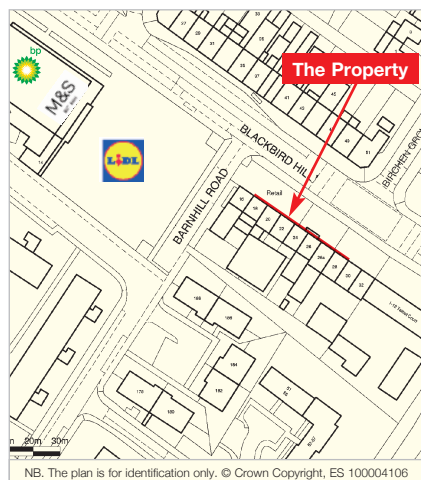
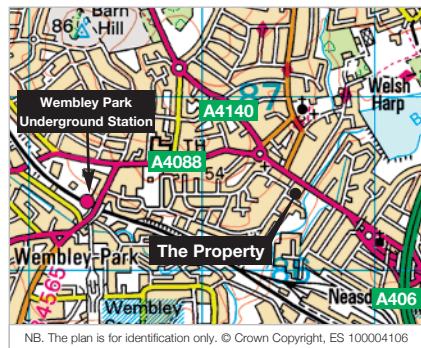
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18	Wembley Prestige Cars (with guarantee from Jasen Quake)	Gross Frontage Net Frontage Shop Depth Built Depth First and Second Floor Residential – 3 Flats, each comprising Bedroom, Reception Room, Kitchen, Bathroom (1)	6.12 m (20' 1") 4.55 m (14' 11") 8.45 m (27' 8") 18.13 m (59' 6") 103.25 sq m (1,111 sq ft)	£11,000 p.a.	Rent Review 2015 (outstanding)
20/22	Wembley Prestige Cars (with guarantee from Jasen Quake)	Gross Frontage Net Frontage Shop Depth Built Depth Basement (2)	5.06 m (16' 7") 3.45 m (11' 4") 5.01 m (16' 5") 7.44 m (24' 5") 18.77 sq m (202 sq ft)	£15,000 p.a.	Rent Review 2015 (outstanding)
20A	Individual	Residential – 3 Bedroom Maisonette (2)	93.25 sq m (1,004 sq ft)	£10,800 p.a.	Holding over
22A/24/ 24A	Individual	Gross Frontage Net Frontage Shop Depth Built Depth Basement (2) First Floor (Office) (2) First and Second Floor Residential – 5 Flats, each comprising Bedroom, Reception Room, Kitchen, Bathroom (2)	10.19 m (33' 5") 7.19 m (23' 7") 14.38 m (47' 2") 18.20 m (59' 8") 141.37 sq m (1,522 sq ft) 12.30 sq m (132 sq ft) 285.05 sq m (3,068 sq ft)	£20,000 p.a.	Rent Review 2017
26	Individual	Gross Frontage Net Frontage Shop Depth Built Depth Basement (2) First and Second Floor Residential – 3 Bedroom Maisonette (2)	4.98 m (16' 4") 3.12 m (10' 3") 6.07 m (19' 11") 8.38 m (27' 6") 31.40 sq m (338 sq ft) 134.95 sq m (1,453 sq ft)	£14,000 p.a.	Rent Review 2020
28	Killarney Motors Limited (with a guarantee from James Lehane)	Gross Frontage Net Frontage Shop Depth Built Depth Basement (2) First and Second Floor Residential – 3 Bedroom Maisonette (2)	5.76 m (18' 10") 4.29 m (14' 1") 5.89 m (19' 4") 8.52 m (27' 11") 31.41 sq m (338 sq ft) 107.75 sq m (1,160 sq ft)	£11,000 p.a.	Rent Review 2016 (outstanding)

(1) Flats not inspected by Allsop. Areas provided by vendor.
(2) Areas provided by vendor.

Total £81,800 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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