



Residential Portfolio in NW9

Edgware Road, London, London, London,
NW9 6NB

£450,000 Starting Bid

Allocated parking

Property features

- ✓ Freehold mixed-use building in a high-demand location
- ✓ Asset management potential – future lease extension value on
- ✓ Excellent main road visibility and transport links
- ✓ Secure rental income from commercial and residential

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Being sold via Secure Sale online bidding. Terms & Conditions apply****

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Freehold Investment Opportunity

An excellent mixed-use mid terraced building comprising a ground floor retail unit with a self-contained flat above and a separate self contained flat to the rear situated on the bustling Edgware Road (A5). The property generates a strong rental income and offers long-term investment potential.

The Freehold includes:

(Shop) – Currently let and producing £17,650 per annum, with approximately 8 years remaining on the lease and rent reviews included.

(Ground Floor Flat) – Owned and tenanted by client, producing £13,200 per annum.

(First Floor Flat) – Sold on a long leasehold with approximately 60 years remaining on the lease.

Total Current Income: £30,850 per annum (excluding the sold flat)

The tenant of the Restaurant also trades from the adjoining unit (No. 275) which interconnects with No. 277 at ground floor level, but No. 275 is not included with the Freehold being offered.

Please note we have not inspected the property.

Price: Starting Bid £450,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

Location

The property is located in Colindale, a suburban area of North West London, within the London Borough of Barnet, and is known for its excellent transport links, particularly via the Northern line at Colindale Underground station. The area offers a mix of residential properties suitable for families and offers convenient access to Central London.

Accommodation

(Shop) – Currently let and producing £17,650 per annum, with approximately 8 years remaining on the lease and rent reviews included.

(Ground Floor Flat) – Owned and tenanted by client, producing £13,200 per annum.

(First Floor Flat) – Sold on a long leasehold with approximately 60 years remaining on the lease.

Tenure

Freehold - title number MX187491

Rateable Value

Available via VOA

Council Tax

277a - Band B

277b - Band C

EPC

Available upon request -

Ratings:

277 - C

277a - D

277b - D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Interior of Restaurant



Edgware Road, London, London, London, NW9 6NB

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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