



FREEHOLD RETAIL INVESTMENT

**Income From Ground Floor Retail Unit
Plus Ground Rent Income From 3 Flats**

Shirland Road, Maida Hill, London, W9 2EU

Location:

Situated in an popular location close to a busy bus stop, in between Kilburn Park Road and Essendine Road, close to the Chippenham Public House & Hotel. Nearby traders include Browns Pharmacy and Air Control UK (Air

Con).

Accommodation:

The ground floor comprises an E Class unit (Approx 51 M²) currently occupied by a hair & beauty practitioner who renewed their lease for a further 5 year term in September 2022. At a rent of £18,000 pax, rising to £19,000 pax in September 2025, with a rent review in June 2027. The letting is secured by a 3 month rent deposit.

There are 3 flats on basement, 1st and 2nd floors, each sold on long leases as indicated below.

Unit	Size	Leases		Income
Shop	51 m ² (net)	5 yrs from 29.09/2022		£18,400 pax (Average)
3 x Flats		125 years from 2007		£150.00 p.a. Per flat
			Total Income:	£18,850 p.a.

Price:

£299,000 subject to contract for the Freehold interest. **VAT is not applicable.**

Viewing:

Strictly By Appointment Only Through 3H Tel: 0207 286 8363