

## PRIME MIXED USE FREEHOLD INVESTMENT IN KILBURN

**Ground Floor & Basement E Class Unit  
With 3 Upper Floors  
Kilburn High Road London NW6 4JD**



### Location:

Situated in a prime location on the High Road, close to many multiple traders including McDonalds, Boots, TK Maxx, Aldi and Sports Direct.

### Accommodation:

The ground floor and basement is let on a single lease and comprises an E Class unit of approximately 1225 sq ft in total, currently subdivided into two smaller units. A security deposit of £13,750 is held by the Landlord.

The upper floors have separate access from the street, and provide office accommodation currently occupied by a firm of solicitors. The floors would be ideal for conversion to residential accommodation.stp.

Unit	Size	Lease	Reviews	Income
Ground Floor & Basement	1225 sq ft 117 m <sup>2</sup>	15 years from 17/5/22	5 <sup>th</sup> & 10 <sup>th</sup> years	£55,000 pax
Offices	1482 sq ft 137 m <sup>2</sup>	3 years from 24/6/23 FR&I	None	£34,500
			<b>Current Income:</b>	<b>£ 89,500</b>
			<b>ERV</b>	<b>£ 94,500</b>

### Price:

£1.450,000 subject to contract for the Freehold interest. **VAT is not applicable.**

### Viewing:

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