

Ground Floor, 185 Shirland Road, Maida Vale, London, W9

DESCRIPTION

Ground Floor retail Unit within traditional Victorian terrace.

TENURE

999 year lease commencing 25th December 2004 subject to a peppercorn rent.

TENANCY

Let to Italian Kitchen & Tiles Limited by way of an effective full repairing and insuring lease for 25 years expiring 23rd June 2030. The passing rent of £12,000 pa is subject to review in June 2009 and four yearly thereafter. There is a rent deposit of £6,000.

AREAS

Ground Floor Sales - 44.22 m² (476 ft²)

PROPOSAL

We are instructed to seek offers in the region of £180,000 for our client's long leasehold interest in the property.

VAT

The property has not been elected for VAT.

VIEWING

Strictly by appointment with Ian Norris at the sole selling agents Jones Norris Adams, 23 Barrett Street, London, W1U 5BF

Email: info@jnaproperty.com

Telephone: 0207 491 0207

JONES NORRIS ADAMS
PROPERTY CONSULTANTS



Long Leasehold Investment for Sale

Ground Floor, 185 Shirland Road, Maida Vale, London, W9



LOCATION

Maida Vale is located approximately two miles north west of Central London.

SITUATION

The property is situated on the east side of Shirland Road between the junctions of Kilburn Park Road and Essendine Road.

The property is positioned at the southern end of a retail parade.

TRANSPORT

The nearest Underground Station is Maida Vale which is 1/2 mile from the property.

Numerous bus routes pass the property.



Disclaimer Messrs JonesNorrisAdams (JNA) for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JNA has any authority to make or give any representation or warranty whatever in relation to the property.
4. Unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition.
5. JNA have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers must undertake their own enquiries and satisfy themselves in this regard.
6. These particulars, particularly rents and prices described herein do not constitute, or form part of, a formal valuation.
7. Details prepared July 2008.

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