

COMMERCIAL ESTATE AGENTS & VALUERS

**SHOP & FLAT INVESTMENT**

**FREEHOLD FOR SALE**

**89 BELL LANE, HENDON, LONDON NW4 2AS**



**LOCATION**

The premises are situated in a busy neighbourhood parade of local shops close to the junction with Alexandra Road.

All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

E: [property@michaelberman.co.uk](mailto:property@michaelberman.co.uk) W: [www.michaelberman.co.uk](http://www.michaelberman.co.uk)

**TELEPHONE: 020 8346 5100**



**ACCOMMODATION**

Comprises a ground floor lock-up shop currently trading as a bakers together with a self-contained 2 bedroom flat above. The shop affords the following approximate dimensions and floor areas.

Frontage	15'
Internal width	14'9"
Depth	16'7"
Sales area	244 sq ft
Preparation area	<u>269 sq ft</u>
<b>TOTAL</b>	<b>513 SQ FT</b>

The self-contained 2-bedroom flat which is approached from the front, is arranged on the 1<sup>st</sup> and 2<sup>nd</sup> floors and comprises 3 rooms, kitchen, bathroom and shower room and is in good decorative order.

**TENANCIES**

The shop is let to M & D Grodzinski Ltd for a term of 10 years from August 2012 subject to a rent review in August 2017 (not implemented) producing £12,000 per annum exclusive plus VAT.

The flat is let on an AST for 1 year from September 2018 producing £16,800 per annum.

**Total income £28,800 per annum.**

**PRICE**

£525,000 plus VAT for the benefit of the freehold interest subject to the tenancies and incomes described above.

**EPC**

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**LEGAL COSTS**

Each party is to be responsible for their own costs incurred.

**VIEWING**

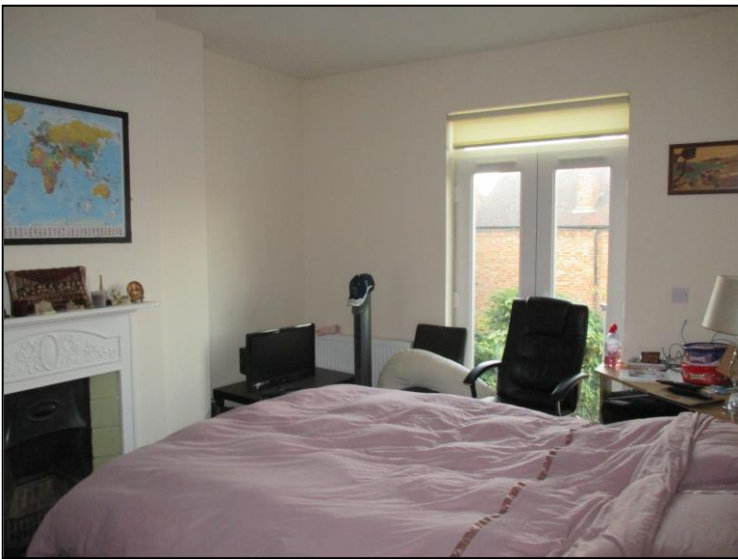
Strictly by appointment through sole agents as above.



*Shop*



*Preparation Rooms*



*1st Floor Bedroom*



*Lounge*

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