

London NW10 - 153 High Road, Willesden NW10 2SG  
Freehold Residential & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# London NW10 - 153 High Road, Willesden NW10 2SG

## Freehold Residential & Retail Ground Rent Investment



### Investment Consideration:

- Purchase Price: £150,000
- Rental Income: £180 p.a.
- VAT is NOT applicable to this property
- Comprises 3 residential flats and 1 retail shop, which have been sold of on long leaseholds
- Reversionary opportunity. All 3 flats have been sold on 99 Year leases until 2070.
- Situated within 10 min walk from Willesden Green Underground station, with occupiers nearby include restaurants, pharmacy, café`s, beauty salon, convenience store and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 153 (Ground Floor)</b>	Ground Floor Shop: 67 sq m (721 sq ft) Open plan retail, storage, wc Basement: 46 sq m (495 sq ft) open plan storage	Individual	999 Years from 2025	Peppercorn	
<b>Flat 1 (First Floor)</b>	Residential Flat: Sold off	Individual	99 Years from 29 September 1971	£60	Note 1: FRI
<b>Flat 2 (Second Floor)</b>	Residential Flat: Sold off	Individual	99 Years from 29 September 1971	£60	Note 2: Fixed increase to £90 p.a. each in September 2037 until the remainder of the term
<b>Flat 3 (Third Floor)</b>	Residential Flat: Sold off	Individual	99 Years from 29 September 1971	£60	Note 3: Reversion 2070
<b>Total</b>				<b>£180</b>	

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### Property Description:

Comprises corner ground floor shop with ancillary accommodation at basement (sold-off). The property includes 3 residential flats above, which have been sold-off on long leaseholds until 2070, providing the following accommodation and dimensions:

- Ground Floor: Retail Shop
- First Floor Flat 1: 65 sq m (700 sq ft)
- Second Floor Flat 2: 59 sq m (635 sq ft)
- Third Floor Flat 3: 59 sq m (635 sq ft)

### Tenancy:

The retail shop has been sold-off on long leasehold for a term of 999 years from 2025 at a ground rent of peppercorn.

Flats 1,2,3 have been sold-off on long leaseholds for a term of 99 Years from 29<sup>th</sup> September 1970 at a total ground rent of £180 p.a. (£60 each) Fixed increase to £90 p.a. each in September 2037 until the remainder of the term. Reversion 2070.

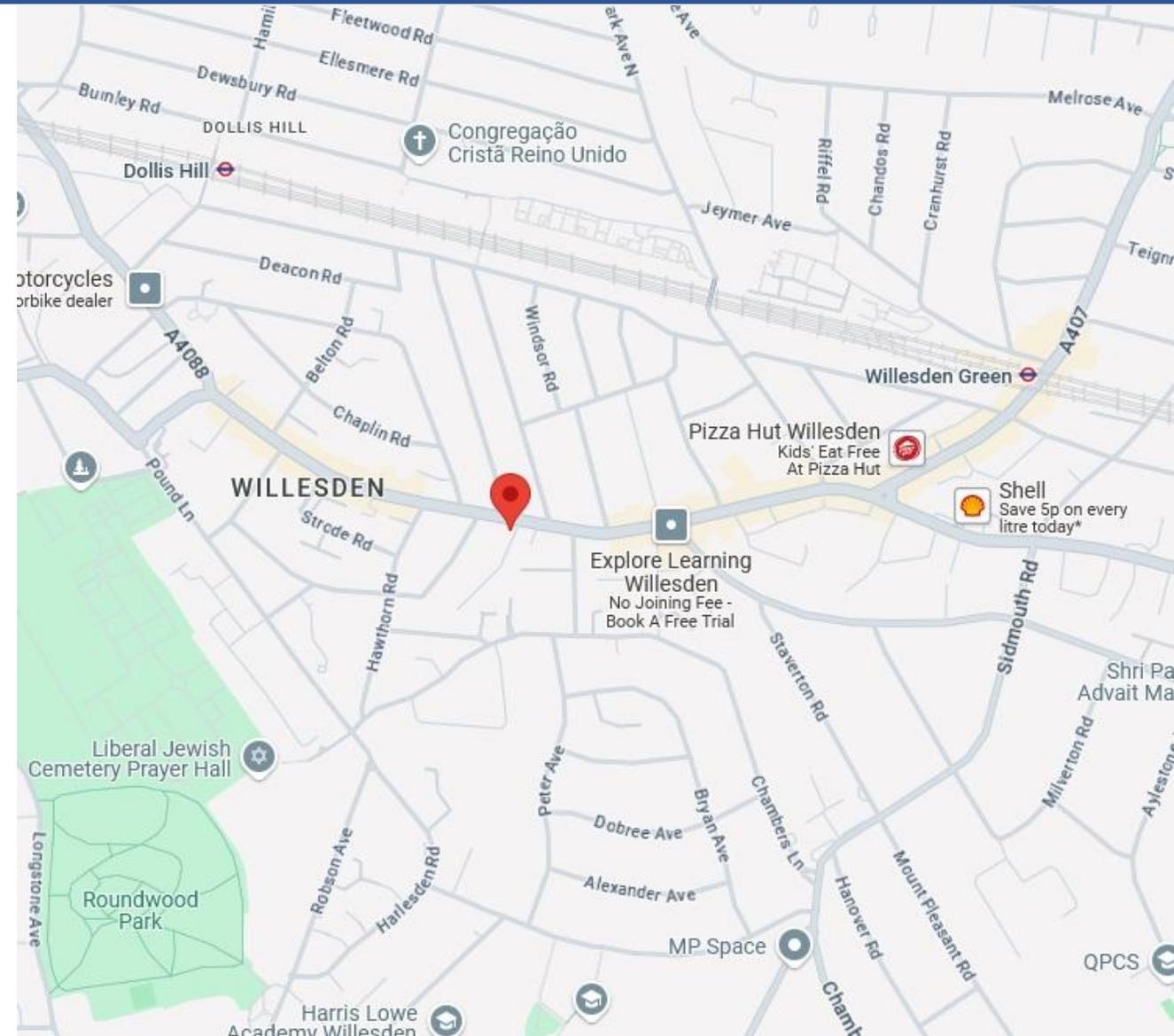


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## Location:

Willesden is a densely populated suburb located some 5 miles north-west of Central London. The area enjoys good communications, being adjacent to the North Circular (A406) and having underground services at Dollis Hill and Willesden Green (Jubilee Line). The property is situated on the junction of High Road and Gowan Road. Willesden Green underground station is approximately 0.5 miles to the east of the property. Retail occupiers nearby include restaurants, pharmacy, café's, beauty salon, convenience store and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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