

PRIME CENTRAL LONDON FREEHOLD SHOP INVESTMENT FOR SALE

222 Edgware Road, W2 1DH



Location

The premises are located on the east side of **Edgware Road** midway between the junctions of **Marylebone Road** and **Marble Arch** close to **Marks & Spencer**, **Starbucks**, **Coffee Island** and **McDonald's**.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and areas: -

<i>Frontage</i>	16 ft	4.87 m
<i>Ground Floor</i>	1036 sq ft	96.22 sq m
<i>Basement</i>	1207 sq ft	112.15 sq m

Tenure

Freehold subject to a lease to Honeypot Technologies Limited for a term expiring on 30th April 2035 subject to a rent review on 1st May 2030 at a rental of £86,500 per annum exclusive. The tenant has a good payment track record over many years and there is also a rent deposit in place. The upper part is sold off on a long lease at a nominal ground rent.

Price

We are instructed to seek offers in the region of £1,730,000 subject to contract, representing a net initial yield of approximately 5%. Offers will be considered for a quick sale.

Viewings

By appointment only, via:

Tim Kourides

tim@tkretailproperty.com

07799 628 860



TK RETAIL PROPERTY
37/38 South Molton Street
London W1K 5RL
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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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