

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



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PROPERTY CONSULTANTS



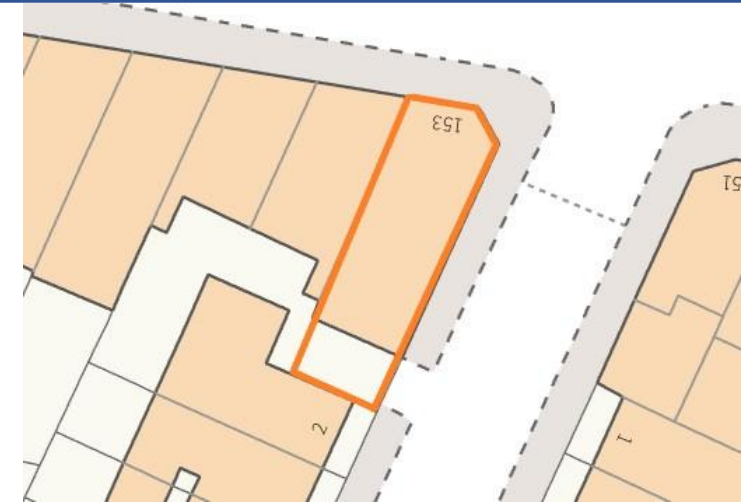
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Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 5.48%
- Rental Income: £24,680 p.a.
- VAT is NOT applicable to this property
- Comprises corner ground floor shop and 3 residential flats above (all sold-off)
- Valuable reversion of 3 residential flats in 45 years
- Retail shop newly refurbished and benefits from triple glass frontage and large basement
- 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
No. 153 (Ground Floor)	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	10 Years from 14 August 2025	£24,500	Note 1: FRI Note 2: Rent review in August 2030 linked to RPI Note 3: Tenant option to determine in August 2030 with minimum 6 months notice Note 4: Deposit held of £6,125
Flat 1 (First Floor)	Residential Flat: Sold off	Individual	99 Years from 29 September 1971	£60	Note 1: FRI
Flat 2 (Second Floor)	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
Flat 3 (Third Floor)	Residential Flat: Sold off	Individual	99 Years from 29 September 1971	£60	Note 3: Reversion 2070

Total

£24,680

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Property Description:

Comprises corner ground floor shop with ancillary accommodation at basement. The shop has single frontage on High Road and double frontage on Gowan Road, providing great retail exposure. The property includes 3 residential flats above, which have been sold-off on long leaseholds, providing the following accommodation and dimensions:

Ground Floor Shop: 67 sq m (721 sq ft)

Open plan retail, storage, wc

Basement: 46 sq m (495 sq ft)

open plan storage

First/Second/Third Floor: 3 residential flats (sold-off)

Total GIA: 113 sq m (1,216 sq ft)

Tenancy:

The retail shop is at present let to an Individual for a term of 10 Years from 14th August 2025 at a current rent of £24,500 p.a. and the lease contains full repairing and insuring covenants. Rent review in August 2030 linked to RPI. Tenant option to determine in August 2030 with minimum 6 months notice. Deposit held of £6,125.

Flats 1,2,3 have been sold-off on long leaseholds for a term of 99 Years from 29th 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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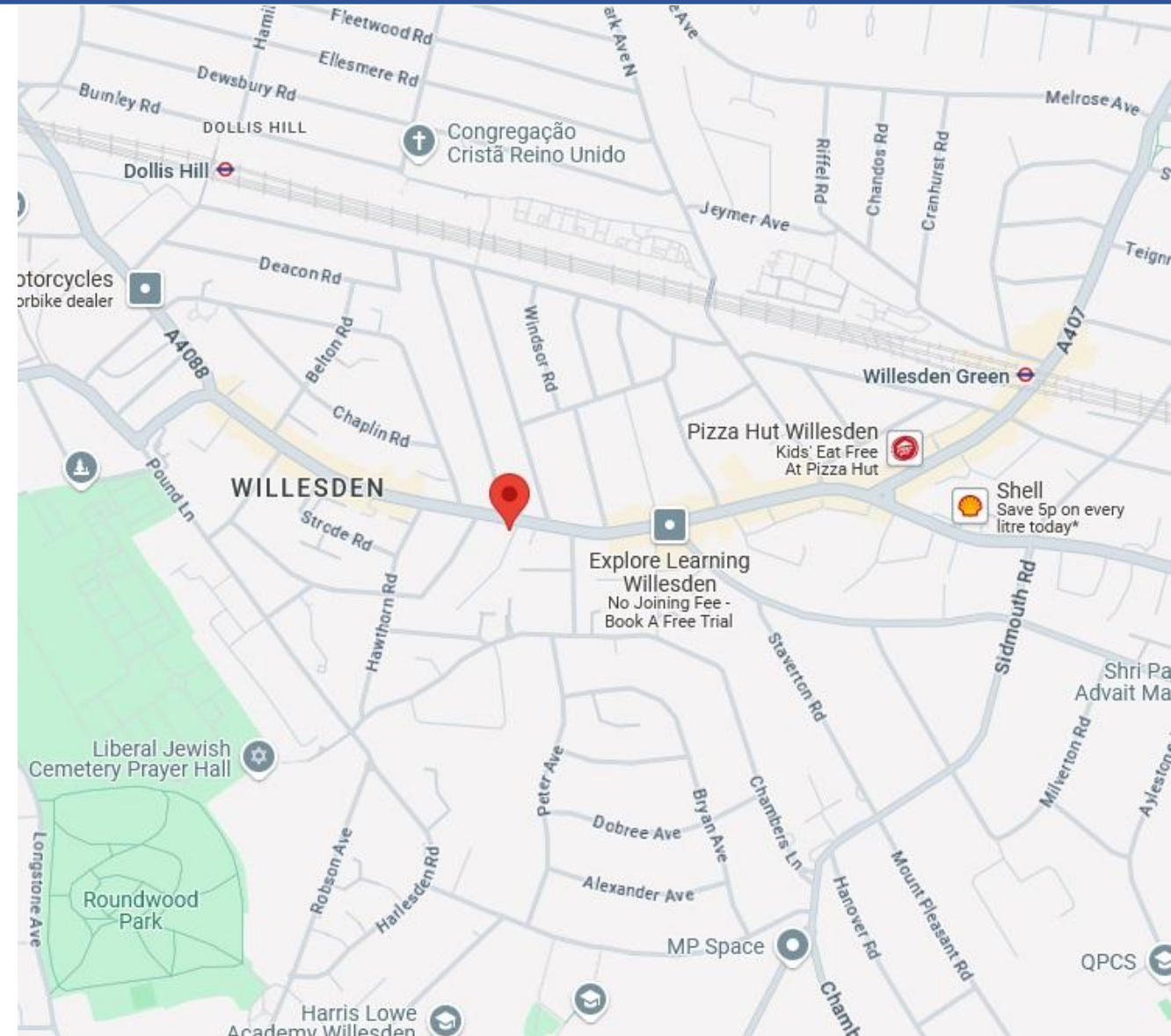


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Location:

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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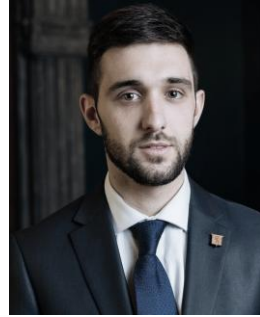
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Contacts:

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