

London NW10 - 153 High Road, Willesden NW10 2SG

Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



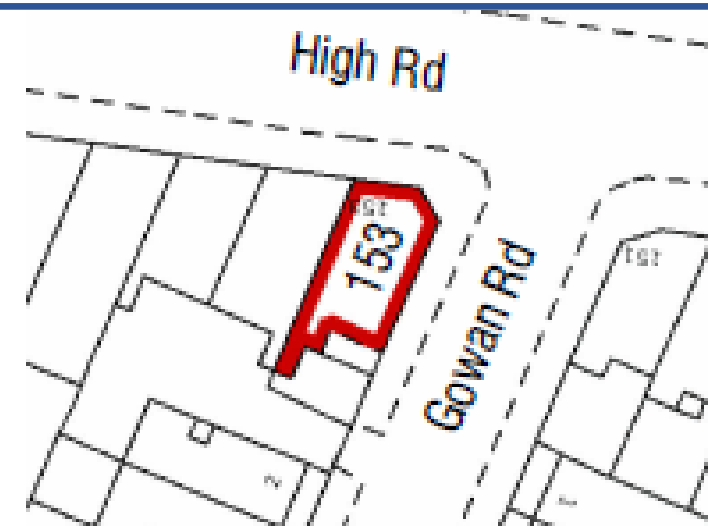
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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.00%
- Rental Income: £24,500 p.a.
- VAT is NOT applicable to this property
- Comprises corner ground floor shop with large basement
- Benefits from triple frontage and suitable for variety of uses (Class E)
- Situated within 10 min walk from Willesden Green Underground station, with occupiers nearby include restaurants, beauty salon, pharmacy, café's and convenience store, amongst many more.



Tenancies & 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

Total				£24,500	
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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 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

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

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.

Tenancy:

The property 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.



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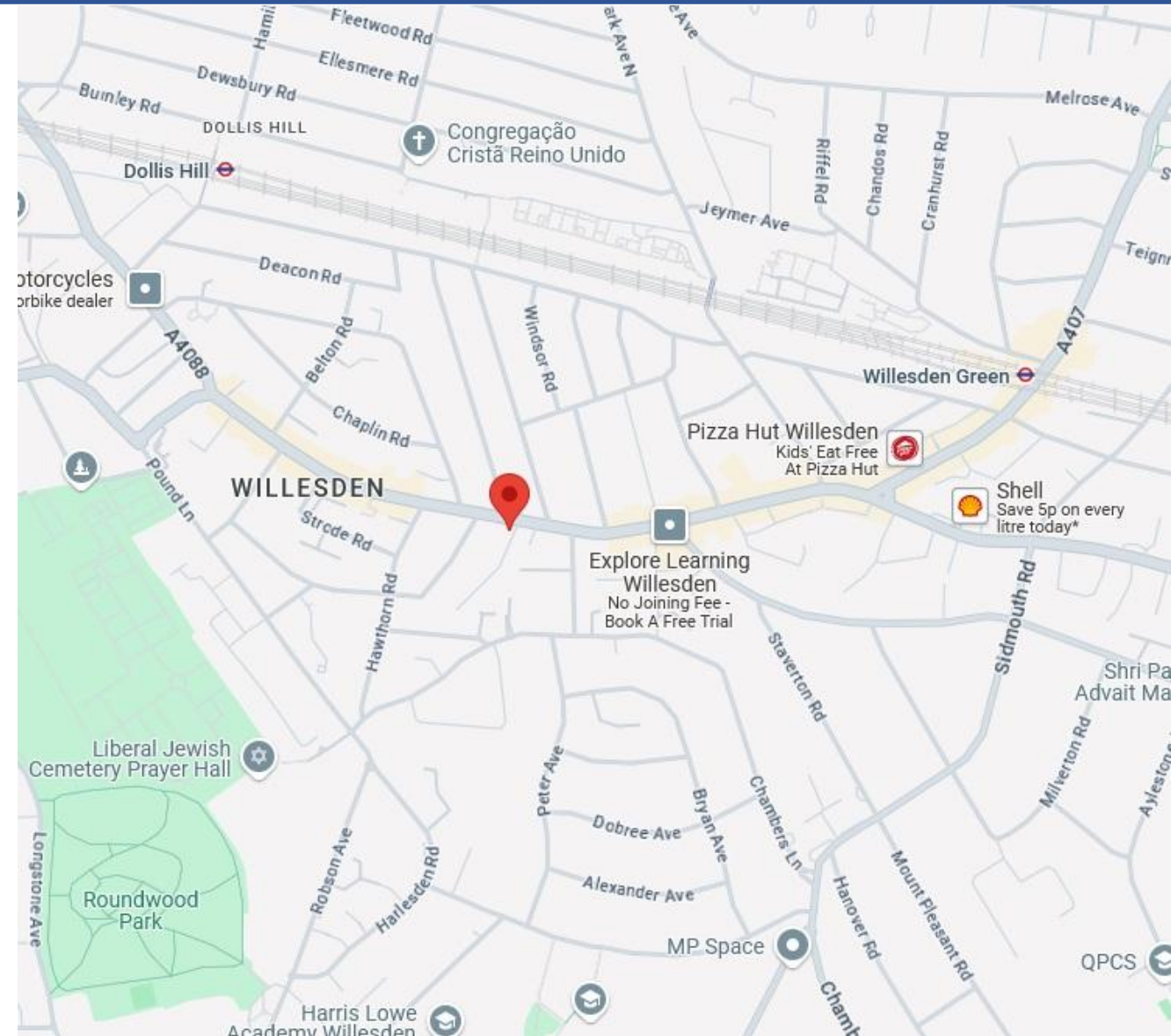
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Location:

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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Contacts:

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