

Lot 5

56–58 Fortune Green Road,
West Hampstead, London NW6 1DT

***Reserve below £500,000**
Commercial Investment let until 2041
with no breaks & 12 month rent deposit



SITUATION

Located in this well-known retail parade at the junction with Burrard Road, midway between Finchley Road and West End Lane, opposite **Nautilus Fish Restaurant** and the local **Police Station** as well as being near to a **Tesco Express**.

Fortune Green Road is well serviced by a number of bus routes and West Hampstead Overground, Thameslink and Underground (Jubilee Line) Stations are just over 1/2 mile distant.

West Hampstead is an extremely popular mixed commercial and residential area conveniently situated for Hampstead and the West End.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Commercial Corner Unit (see Note 1)** which includes a **Large Front Forecourt for outside use or parking for approx 3 cars.**

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	46'5"
Return Window Frontage	7'1"
Unit Depth	23'10" (max)
GIA	Approx. 720 sq ft incl. WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2000 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **GPS Property Maintenance Limited (see Tenant Profile)** for a term of 25 years from 8th November 2016 at a current rent of **£27,500 per annum** exclusive.

Rent Reviews October 2021 and 5 Yearly

TENANT PROFILE

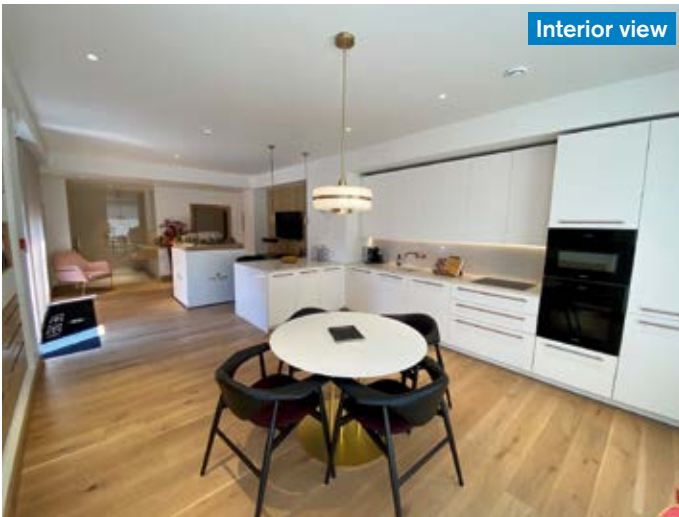
GPS is the parent company in partnership with Plumb it all London Ltd – plumbers established for over 30 years which operates from 92 Fortune Green Road (Source: www.plumbitalllondon.com).

Note 1: The Unit has a variety of uses which may include residential use, subject to obtaining the necessary consents – refer to Head Lease. The Unit has also been previously used as a Convenience Store, Coffee Shop and a Vehicle & Motorbike Showroom.

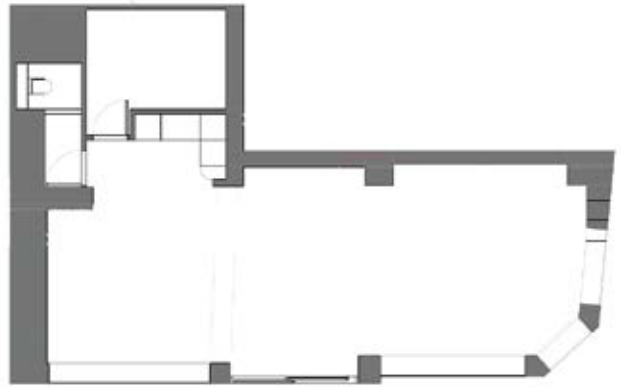
Note 2: There is a £27,500 Rent Deposit held.

Note 3: We understand the entire Unit has been sublet at £27,500 p.a. until 2023 and is used as a show flat by Elysian who are retirement village developers.

Note 4: 6 week completion.



Ground Floor Plan:



Plan not to scale and for identification purposes only.

£27,500 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Joint Auctioneers

Sint.
Tel: 020 7763 6363 Ref: Aubrey Sint
Email: aubrey@sint.co.uk

Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 3522 Ref: Howard Freeman
Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**