

**VIRTUAL FREEHOLD INVESTMENT FOR SALE**  
**LONDON ROAD, CR4 3HD (GROUND FLOOR SHOP ONLY)**  
**APPROX (3,500 SQ. FT.)**



**LOCATION:**

The premises are located on the west side of busy London Road on the corner with Sibthorpe Road, and between the junction with Upper Green West and the A217 Holborn Way. Occupiers close by include Morrisons, Halifax, Boots and a mix of local traders.

- THE PREMISES:** The premises comprise of a ground floor shop of approximately 3500 sq. ft. (325.15 m<sup>2</sup>) mainly open space trading as Café Restaurant /Bakery with seating. Recently refurbished by the tenant to a high standard. Presently let on a 10-year (FRI) lease dated from 5<sup>th</sup> December 2022 with tenant option to break on fifth anniversary of the lease.
- PLANNING:** The property benefits from (E Use) The town and county planning changes introduced 1<sup>st</sup> September 2020.
- AMENITIES:** Suspended Ceiling, Tile Flooring, CCTV, Alarm, Rear Access
- RENT:** £30,000 per annum exclusive.
- VIRTUAL Freehold:** £565.000 (999-year virtual freehold (Ground floor shop only) sale will be subject to existing leases.
- EPC:** The property sits in band C (70).
- LEGAL COST:** Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser's solicitor undertaking to pay the landlord's abortive costs if the prospective purchaser withdraws from the transaction.
- VIEWING:** Only by appointment through the Sole Agent as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents  
Crown House  
265/267 Kentish Town Road  
London NW5 WTP  
Direct Dial: 020 7428 6801    Mobile: 07951 262 191  
Tel: 020 7267 2071 (main switchboard)  
Fax: 020 7485 8488

Suspended ceiling, two w/cs, tile flooring, rear access, and staff/kitchen area.

SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.  
The plans are photographically reproduced and therefore not to scale except where expressly stated.  
The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties, or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 15<sup>th</sup> March 2018.