

17-18 HYTHE ROAD

PARK ROYAL, NW10 6RT

FOREST
REAL ESTATE

FOR SALE

5,686 SQ FT

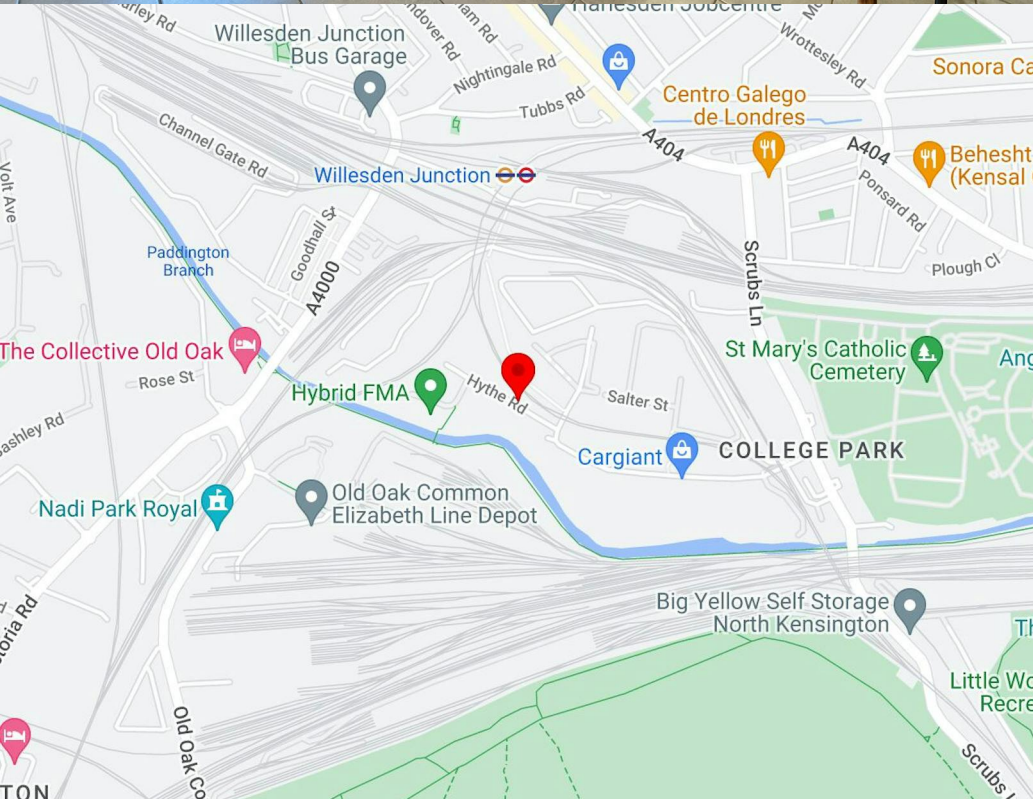
Multi-Let Commercial Investment Located In Park Royal

Key Features

- Virtual Freehold (961 Years Remaining)
- Stepped Rents Allowing For Future Rental Uplift
- Fully Occupied
- May Suit Alternate Uses (STPP)
- 7% yield
- Cafe & Workshop On Ground Floor With Studios On The First Floor
- Semi-Detached
- No VAT

17-18 Hythe Road
Park Royal, NW10 6RT





Description

Forest Real Estate are marketing this commercial investment consisting of incomes from three tenancies. A cafe and workshop occupier on the ground floor respectively, whilst the first floor is let to a studio operator.

The annual headline rent is currently £55,800 per annum which will increase to £57,600 per annum in October 2024. Please see a breakdown of the rental income below.

Cafe

- 3 year lease from July 2022
- Passing rent at £19,200 per annum exclusive
- No break options

Workshop

- 5 year lease from October 2023
- Stepped Rent:
 - Year 1 @ £16,200 per annum exclusive
 - Year 2 & 3 @ £18,000 per annum exclusive
 - Year 4 & 5 @ £19,200 per annum exclusive
- No break options

First Floor

- 10 year lease from November 2022
- Stepped Rent:
 - Year 1 @ £18,000 per annum exclusive
 - Year 2 & 3 @ £20,400 per annum exclusive
 - Year 4 & 5 @ £22,000 per annum exclusive
- Open market review at year 5
- No break options

Location

Willesden Junction is a vibrant area in North West and offers a thriving business environment. Located in Zone 2/3, it boasts excellent transport links, with the Willesden Junction station serving both the London Overground and Bakerloo lines.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,843	264.12
1st	2,843	264.12
Total	5,686	528.24
Price	£825,000	
Rates	This property has been entered as multiple hereditaments reflecting the tenancies across the premises.	
Service Charge	On application	
VAT	Not applicable	
EPC	D (90)	

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

18a Victoria Park Square, London, E2 9PB
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

17-18 Hythe Road
Park Royal, NW10 6RT

F O R E S T
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 31/05/2024