

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

# Mixed Use Freehold Investment For Sale

## Cricklewood Broadway, London NW2



## Description

Comprising a substantial corner building arranged as large commercial premises over ground and basement plus 12 flats at the rear and upper parts. The commercial element is currently let to 84 West Brasserie and Grill, a sophisticated main-stay serving elevated African influence dishes and steaks. No expense has been spared when fitting out the premises with amazing interior décor. The restaurant has a strong clientele base. The restaurant is arranged as large open plan on the ground floor with additional mezzanine seating. The floor to ceiling height is 4.53m. There is a fully fitted kitchen and wash area on ground floor with additional storage/prep area and WC's on the lower ground floor. The residential element comprises 10 x studio/1 bed flats, 1 x 3 bed flat and 1 x 4 bed flats that are all currently occupied.



## Location

Situated in Cricklewood Broadway where it meets Ebbsfleet Road and opposite Anson Road. Cricklewood Broadway is a popular shopping destination and is serviced by a dense residential population. There is an abundance of retail premises including boutiques and many household names as well as food and beverage offerings. Cricklewood Railway Station (Thameslink) is a short walk away and access to the North Circular (A406) is easy by bus or car. Nearby towns include Hampstead, West Hampstead, Kilburn and Golders Green.

## Areas (shop)

|                           |                        |
|---------------------------|------------------------|
| Ground floor front        | 1057 sq ft (98.2 sq m) |
| Mezzanine                 | 290 sq ft (27 sq m)    |
| Ground floor rear seating | 490 sq ft (45.5 sq m)  |
| Kitchen                   | 280 sq ft (26 sq m)    |
| Wash area                 | 69.5 sq ft (6.46 sq m) |
| Office                    | 92 sq ft (8.6 sq m)    |
| Total area                | 2906 sq ft (270 sq m)  |

## Tenancies

Shop—Let on a 15 year full repairing and insuring lease from 15th December 2013 with 5 yearly rent reviews at £60,000 pa.

The flats are let on AST (assured shorthold tenancy agreements)

The total income for both the restaurant and flat is £263,155 pa

## Terms

The whole building is available freehold at £5.6m, subject to the current tenancies.

*NB Our client would also consider selling just the commercial element, subject to the existing tenancy at £2.6m.*

## Business Rates

London Borough of Barnet - Rateable value £42,500. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

EPC - Band C.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.























**CLARIDGES**  
COMMERCIAL PROPERTY CONSULTANTS



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## Viewing

By appointment only via Sole Agents:

0208 559 1122

[info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)  
[claridges-commercial.co.uk](http://claridges-commercial.co.uk)

## Offices

17 Hanover Square  
London W1S 1BN

Connaught House, Broomhill Road,  
Woodford Green, Essex IG8 0XR