

## ATTENTION INVESTORS

Bank investment for sale in prime Kilburn High Road location

### 50-52 KILBURN HIGH ROAD

Kilburn, NW6 4HJ

Retail

## FOR SALE

5,792 sq ft

(538.09 sq m)

- Ground floor let to HSBC until March 2029 at £100,000 per annum exclusive
- Basement let to a gym operator until July 2028 at £44,000 per annum exclusive
- Residential Upper Part sold to a Housing Association for 150 years from March 2003
- Prominent and prime location on Kilburn High Road
- Other traders in the parade include M&S, Primark, Nationwide, Boots, JD Sports and Franco Manca
- Capital value equivalent to £398 per sq ft
- No VAT payable on the purchase



## Summary

Available Size	5,792 sq ft
Price	£2,300,000.00
EPC Rating	Upon enquiry

## Description

Freehold investment opportunity for sale on arguably the most prime part of this popular North West London high streets. The basement comprises a 2,926 sq ft gym with good ceiling height and the ground floor is a retail bank of 2,866 sq ft. The upper parts are sold on a long lease to a housing association for a term of 150 years from 14th March 2003 (129 years unexpired).

## Location

This is a very busy section of Kilburn High Road with excellent footfall. Other traders in the immediate vicinity include Boots, Primark, M&S, JD Sports, Nationwide and Franca Manca. Kilburn High Road (Overground) Station is a 30 second walk and Kilburn Park (Bakerloo) Station is approximately a 5 minute walk.

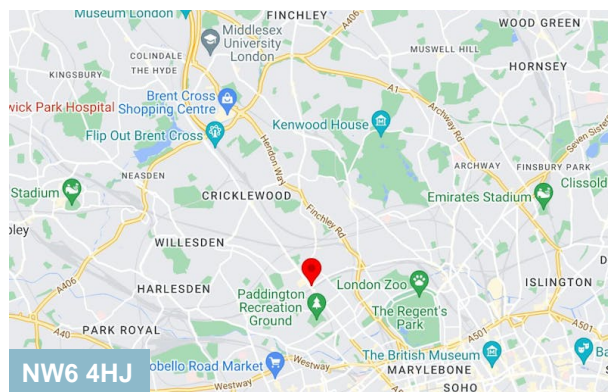
## Accommodation

The accommodation comprises the following areas:

Name	Building Type	Size	Rent
Basement	Leisure	-	£44,000 /annum Let to CF Evolving Kilburn Ltd for a term of 5 years from 1st August 2023, contracted outside of the 1954 L&T Act. The Tenant has an option to renew on one occasion.
Ground	Retail	-	£100,000 /annum Let to HSBC UK Bank PLC for a term of 5 years from 25th March 2024 with a Tenant only option to determine 25th March 2027.
Unit - Residential Upper Parts	Residential	-	Sold on a 150 year lease from March 2003

## Proposal

Freehold for sale with a guide price of £2,300,000 representing an initial gross yield of circa 6% after allowing for purchasers costs of circa 5%.



## Viewing & Further Information



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