

Lot 48

187 The Broadway Incorporating 4 & 4A Parade Terrace, West Hendon Broadway, London NW9 7DU

GUIDE PRICE: £250,000



**FREEHOLD INVESTMENT OPPORTUNITY
WITH TWO VACANT FLATS**

This substantial freehold building comprises of a ground floor lock up shop unit with three flats above. The shop premises have been sold off on a long lease with a peppercorn ground rent, as has the first floor flat that has been sold off on a long lease of 99 years from 1986 at a fixed ground rent of £50pa. The other two flats offer spacious accommodation and require a certain amount of updating and modernisation. These two flats are offered with full vacant possession will be of interest to investment buyers and due to the rear access may be more suitable to cash purchasers. The property is well located amongst a variety of local traders and within easy reach of Brent Cross shopping centre, the A406 North Circular Road and the M1 Motorway.

ACCOMMODATION

FLAT 4 – Split level accommodation comprising three bedrooms, lounge, kitchen, bathroom, roof garden. Approx 1022sf

FLAT 4a – Comprising four bedrooms, lounge, kitchen, bathroom. Approx 1043 sf

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Barnet: Tel 0208 359 3000

Flats both rated as Band B

VENDORS SOLICITORS

Colin Bailey,
Fraiser Dawbarns Solicitors,
12 Kings St,
Kings Lynn,
Norfolk PE30 1ES

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN