

**A1 Use Lease - available by way of assignment – staff unaware**

# 91 Northcote Road London SW11 6PL



- LOCATION:** The premises occupy a prominent location on the sought after Northcote Road opposite **Joules** and **L.K.Bennett**. Other occupiers in the vicinity include **Bayley & Sage** and **Gail's**, as well as **Phase Eight**, **Savills**, **Whistles**, **The Draft House** and **Franco Manca**.
- The property is located on the eastern side of Northcote Road between the junctions with Bennerley Road and Salcott Road.
- ACCOMMODATION:** The premises are arranged as a Ground floor, lock-up shop with staff accommodation and storage at the rear. There is a self-contained, three-bed maisonette across the First and Second floors which is accessed off Northcote Road.
- Ground floor sales:** 600 sq ft
- Staff accommodation & storage area:** 270 sq ft
- LEASE TERMS:** The passing rent is £42,000 pax to expiry in 27<sup>th</sup> August 2019 with a reversionary lease from 28<sup>th</sup> August 2019 to 27<sup>th</sup> February 2024 to whichever is the higher of £42,000 pax or Market Rent. Local residential agents have suggested the maisonette has a rental value of approximately £1,800 per calendar month if let on an AST basis.
- PREMIUM:** A modest premium is sought for this valuable leasehold.
- RATEABLE VALUE:** £43,250. All interested parties should verify the Business Rates with the Local Authority.
- LEGAL COSTS:** Each party is to be responsible for their own legal and other professional costs.
- VIEWINGS:** Staff are unaware of the impending sale and therefore all viewings are to be made via the sole agent.
- EPC:** Available on request.
- CONTACT:** Sole agent Locate Retail, Oliver Langston **07500 951 132** [oliverlangston@locate-retail.com](mailto:oliverlangston@locate-retail.com)

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