

COMMERCIAL AND INDUSTRIAL ESTATE AGENTS AND VALUERS

WELL LOCATED RETAIL & RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

16 THE BROADWAY, MILL HILL, LONDON NW7 3LL



**LOCATION**

The shop is situated close to the junction with Station Road and being close to Mill Hill Broadway Mainline Station. Nearby multiples include Marks & Spencer, WH Smith, Post Office, Bet Fred, Wenzels, Costa Coffee & Boots.

All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf,



#### ACCOMMODATION

Comprises a ground floor shop together with a maisonette on the first floor. The shop affords the following approximate dimensions:

Frontage	23'
Internal width	18'9
Depth	57' 1
Ground floor area	1,070 sq ft approx.

The maisonette, which is approached from the front leads to a hallway suitable for bicycle store and storage. The premises, which requires modernisation, comprises 3 rooms, kitchen bathroom and wc affording an approximate floor area of 580 sq ft and is offered with vacant possession.

#### TENANCY & INCOME

The shop is let to Messrs Collins, Simbler & Konizi trading as HOB Salons Ltd on a FRI lease for a term of 15 years from August 2014 subject to a rent review in April 2024. This has been agreed in principle at £26,600 per annum exclusive.

The 2019 rent review, time not of the essence, was not implemented.

This was HOB Salons first branch and have been trading here since 1977. There are 16 other branches trading as HOB Salons across London and Essex [www.hobsalons.com](http://www.hobsalons.com).

#### TENURE

Freehold for sale subject to the tenancy and income as above and vacant possession of the maisonette.

#### PRICE

£650,000 subject to contract.

**EPC**

Shop: Awaiting  
Flat: Awaiting

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING**

Strictly by appointment through sole agents as above

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