

Lot 10

21-23 St Johns Road, Wembley,
Middlesex HA9 7HU

GUIDE PRICE: £500,000*



**FREEHOLD MIXED INVESTMENT
OPPORTUNITY**

This mixed residential and commercial building consists of two shops with basements and a residential self-contained flat above. The lot is situated directly off Wembley High Road with its multiple shopping facilities and travel connections that include Wembley Central Station. The stadium complex with the recently built shopping village and Wembley Park Station are also within easy reach. The flat at no.21 is let on an Assured Shorthold Tenancy at £1100 pcm (£13,200pa), the shop and basement at no.23 is let at £21,000pa from 31/07/09 on a 15 year lease with three yearly reviews. The shop and basement at no.25 is let at £12,000pa. Therefore the building is currently producing £46,200 pa and the property is sold with the benefit of this ongoing income.

ACCOMMODATION

Commercial Element 107.40sm (1156 sf)

Residential we understand consists of a two bedroom flat.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 0208 937 1234

No.21 Council Tax Band A

No.23-25 listed on VOA as a Rateable Value of £11,750

VIEWING

Strictly by appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**