

FREEHOLD DEVELOPMENT & INVESTMENTS

November 2017

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<p>E4</p>	<p align="center"><u>Restaurants & Upper Part Hotel Investment</u> <u>Chingford</u></p> <p>Location: Situated in a prominent location on the North West Side of Station Road Description: Comprises of a Ground Floor fully fitted restaurant together with first and second floor hotel. Split up to provide 10 Bedrooms all with en-suites. Total Income: £139,000 pax Total Area: 3,390 Sq Ft (315 Sq M) Freehold Price: £1,600,000</p>	
<p>N7</p>	<p align="center"><u>Freehold Shop for Sale</u> <u>Holloway Road</u></p> <p>Location: The premises are located on Holloway Road close to the junction of Loraine Road. Local occupiers include Waitrose, Mc Donald's and London Metropolitan University. Description: The property is arranged over ground and basement floors, with the access to the basement at the rear of the premises. Total Income: £36,000 pax / Vacant possession available Total Area: 1,023 Sq Ft (95 Sq M) Freehold Price: £450,000</p>	
<p>E5</p>	<p align="center"><u>A2 Office Investment</u> <u>Hackney</u></p> <p>Location: Situated in a prominent position on the corner of Chatsworth Road and Riverton Road. Description: The property comprises ground floor A2 Offices which have undergone complete refurbishment by the new tenants for their own use as an estate agency. In addition there are 8 flats that are sold on 125 year leases together with 2 advertising hoardings. Total income: £31,960 pax Total Area: 1,125 Sq Ft (105 Sq M) Price: £650,000</p>	
<p>NW1</p>	<p align="center"><u>Retail Unit for Sale</u> <u>Camden</u></p> <p>Location The property is situated on Murray Street close to its junction with Agar Grove, opposite Camden Square. Transport facilities are excellent with Camden Road Rail Station and Camden Town Underground Station within walking distance. Description: The premises comprise a ground floor retail unit in good decorative condition with the benefit of a prominent window frontage. Total Area: 182 Sq Ft (17 Sq M) Price: £115,000</p>	
<p>NW2</p>	<p align="center"><u>Development Opportunity</u> <u>Childs Hill/Hampstead NW2</u></p> <p>Disused Single Storey Garage Building with the Benefit of Planning For 3x3 Beds New Build Houses Existing Site Area:5,275 Sq. Ft Existing Building:2,735 Sq. Ft Proposed Total New Build:5,341 Sq. Ft Freehold</p>	 <p align="center">CGI Image</p>

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<p>NW3</p>	<p style="text-align: center;"><u>Freehold for Sale</u> <u>Hampstead</u></p> <p style="font-size: 48px; opacity: 0.5; text-align: center;">Sold By</p> <p>Location The premises are situated on the east side of Heath Street, close to the junctions of Holford Road and Hampstead High Street. The premises lie within various independent traders and restaurants.</p> <p>Description: The premises comprise a ground and lower ground floor shop in good decorative condition with the benefit of a prominent window frontage.</p> <p>Total Area: 345 Sq Ft (31 Sq M) Price: £325,000</p>	
<p>NW4</p>	<p style="text-align: center;"><u>PRIME HIGH STREET LOCATION INVESTMENT</u> <u>FREEHOLD FOR SALE</u> <u>CHURCH ROAD, HENDON, LONDON</u></p> <p>Location: The property is situated in a prominent position at the intersection of Church Road and Brent Street, opposite Lloyds Bank and close to William Hill & other local retailers and restaurants of the area. Transport links are convenient with easy access to the M1 (Junction 2), the A406 North Circular Road, Hendon Central Station (London Underground Northern Line) and Hendon Station (National Rail). Numerous bus routes also serve this area.</p> <p>Description: The property comprises a ground floor & basement commercial unit with 3 self-contained flats on the first, second and third floors. There are also 4 x car parking spaces at the rear.</p> <p>Total Area: 2145 SQ.FT (199 SQ.M) Price : Offers in excess of £1,000,000 - Subject to Contract</p>	
<p>NW5</p>	<p style="text-align: center;"><u>Prime Location Freehold Shop For Sale</u> <u>Kentish Town</u></p> <p style="font-size: 48px; opacity: 0.5; text-align: center;">Sold By</p> <p>Location: The premises are located in a prime position on Kentish Town Road, the dominant retail pitch of the area, with a substantial frontage onto the main road. Notable occupiers in the vicinity include Lidl, Tesco, Sainsbury's, Nando's, Prêt à Manger, HSBC Co-op, Poundstretcher and Barclays Bank. Transport facilities are excellent with Kentish Town Underground Station (Northern Line) and Kentish Town West Station (London Underground) being within a few minutes' walk. Numerous bus routes also serve the area.</p> <p>Description: The property comprises of a ground floor retail unit with prominent window display. There are kitchen & WC facilities to the rear.</p> <p>Total Area: 1,378 Sq Ft (128 Sq M) Price: Offers in excess of £550,000</p>	
<p>NW5</p>	<p style="text-align: center;"><u>New Instruction – B1 Offices For Sale</u> <u>Highgate Road</u></p> <p>Location: The property is situated on the west side of Highgate Road close to the junction of Kentish Town Road with its array of shops & restaurants. Transport facilities are excellent with Kentish Town underground & British Rail Stations within a few minutes' walk. Numerous bus routes also serve the area.</p> <p>Description: The property will comprise a Newly Built B1 office building being part of this residential courtyard development of 13 newly built flats. The B1 office will be arranged on Ground and First floor with its own self-contained entrance, accessed via the communal courtyard.</p> <p>Tenure: A new 250 year Lease Total Area: 1,350 Sq Ft (126 Sq M) Price: £1,150,000 + VAT</p>	

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<p>E8</p>	<p style="text-align: center;"><u>Development Opportunity</u> <u>Kingsland Road</u></p> <p>Location: Situated in a prominent location on the corner of Kingsland Road and Dalston Lane.</p> <p>Description: The building is arranged over basement, ground and 3 upper floors, currently arranged as ground floor restaurant and basement kitchen. The upper floors presently comprise 17 self-contained studio flats.</p> <p>Total Income: £407,680 pax</p> <p>Price: Upon application</p>	
<p>SL1</p>	<p style="text-align: center;"><u>Investment/ Development Opportunity</u> <u>High Street, Slough</u></p> <p>Location: The property occupies a 100% prime position on the pedestrianised High Street located directly opposite the interlinking Queensmere and Observatory Shopping Centres.</p> <p>Description: The property provides two prominent and attractive modern retail units. 186 High Street is configured over ground, basement and two upper floors whilst 188 High Street is arranged over ground and part first floor.</p> <p>Total Income: £275,000 pax (Actual and Estimated)</p> <p>Price: Upon application</p>	

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