

**HIGHLY PROMINENT LAND & ARCHES**

1A Adrian Avenue

Cricklewood, NW2 1LX

**Highly Prominent Land and Arches
Investment**

Suitable for Development

Freehold For Sale

61,074 sq ft
(5,673.96 sq m)

- Freehold Industrial Investment
- Highly Prominent
- Income Producing
- Overlooking Junction 1 of the M1 Motorway
- Ideal For Development
- Let to various tenants including advertising illuminated sign
- Railway Arches - 21,140 Sqft
- Open Yard - 39,934 Sqft

Summary

Available Size	61,074 sq ft
Price	Price on application
EPC Rating	Upon enquiry

Location

The site is located in a highly prominent location on Adrian Avenue which overlooks Staples Corner Roundabout, the North Circular Road (A406) and Junction 1 entrance to the M1 motorway. Excellent access to Edgware Road (A5) Brent Cross flyover which joins the Hendon Way (A41) Brent Cross Shopping Centre is a few minutes' walk away. The area is undergoing complete regeneration with many newly built residential flats together with new commercial and retail spaces, improved schools and health care facilities. The newly built Brent Cross West Station is within a few minutes' walk.

Description

Comprises 6 adjoining railway arches which benefit from front and rear loading together with the large yard area, prominently overlooking Staples Corner roundabout and to Junction 1 of the M1 motorway. The site benefits from a large Insite Illuminated Advertising Sign Board, together with a highly prominent large dilapidated advertising hoarding overlooking the M1 Motorway and the North Circular Road.

Tenancies

- ARCH 1 & 2 Let to M. Schembri on a FR&I Lease for a term of 5 Years From 24/06/2013 subject to a rent review on the 24/06/2025 at a rent of £51,744 pax
- ARCH 3 Let to Wembley Windows (SC) FR&I Lease for a term of 15 years to expire 9/12/2028 subject to a rent review on the 9/12/2025 at a rent of £26,450 pax. The Lease is within the security of the Landlord and Tenant Act 1954.
- ARCH 4 Let to MH Costa Construction Ltd FR&I Lease for a term of years to expire 24/06/2028 subject to a rent review on the 24/06/2025 at a rent of £21,272 pax
- ARCH 5 Let to G Agyeton, FR&I Lease for a term of 15 years from 08/07/2009 The Lease expired on the 07/07/2024 so the tenants are currently holding over at a rent of £24,600 pax.
- ARCH 6 Let to Technosport London Ltd FR&I Lease for a term of 15 years from 24/06/2013 subject to a rent review on the 24/06/2025 at a rent of £22,800 pax
- YARD AREA Let to A. Hamdo FR&I Lease for a term of 15 years from 24/06/2013 subject to rent review 24/06/2025 at a rent of £69,000 pax

Advertising Hoarding Let on a Licence to Insite Outdoor Advertising Ltd (Wildstone) for a term of 12 years from 1/08/2015 Subject to an outstanding rent review on 01/08/2024 at a rent of £55,000 pax

The Leases for Arch 1, 2, 4, 5, 6 and the yard are outside the Security of the Landlord and Tenant Act 1954 (The Statutory Declarations are missing).

TOTAL INCOME = £270,871 pax

IDENTIFICATION:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

Strictly by appointment through SOLE agents, Christo & Co.



Viewing & Further Information



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