

**FREEHOLD  
OFFICE INVESTMENT  
FOR SALE**

**TOTAL AREA CIRCA 1600 SQ FT**



**4 & 4A PORTSDOWN MEWS  
LONDON NW11**

**020 8559 1122**



<b><u>Location:</u></b>	Situated in Portsdown Mews which runs between St Georges Road and Portsdown Mews and to the rear of Finchley Road. The nearest station is Golders Green which is approximately ½ mile to the south.
<b><u>Description:</u></b>	Comprising a newly constructed two storey office building which is let on two leases on the first floor and one lease on the ground floor as per the attached schedule. The offices have been finished to a high standard with kitchenette areas, electric heating, inset lighting and data cabling and are arranged mostly as open planned. The offices are also double glazed and been completed in accordance with the latest building regulations.
<b><u>Areas:</u></b>	Circa 1600 sq ft
<b><u>Tenancies:</u></b>	<p>The ground floor is let on a full repairing lease from 2<sup>nd</sup> May 2019 for a term of 10 years to Yelverton Properties (Holdings) Limited at £18,000 pa.</p> <p>The first floor is let on two leases for a term of 10 years to Peter Martin (London) Limited from 28<sup>th</sup> February 2019 with a rent review in the 5<sup>th</sup> year at £8,250 pa and also PMRD Limited from 28<sup>th</sup> February 2019 at £8,250 pa</p> <p><b>Total rental income £34,500 pa</b></p>
<b><u>Tenure:</u></b>	Freehold subject to the tenancies mentioned above.
<b><u>Price:</u></b>	£675,000 subject to the tenancies mentioned above.
<b><u>VAT:</u></b>	The property is elected for VAT.
<b><u>Holding Deposit:</u></b>	Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
<b><u>Viewing:</u></b>	<p><b>By Appointment only via Agents</b></p> <p><b>Claridges Commercial – 020 8559 1122</b></p> <p><b>E: <a href="mailto:info@claridges-commercial.co.uk">info@claridges-commercial.co.uk</a></b></p>

## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.