



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**1 Cool Oak Lane,
Hendon NW9 7FJ**

NEW BUILD COMMERCIAL INVESTMENT
4,658SQFT UNIT LET TO ANYTIME FITNESS



Summary

- Opportunity to acquire **fully-let ground floor commercial unit** benefiting from **Class-E use**
- Unit extends **4,658sqft** beneath a **residential-led new development** comprising **43-apartments**
- Property includes **6 x off-street car parking spaces** and a **separate commercial entrance** from **Cool Oak Lane**
- New lease with 'MNO Fitness' trading as **Anytime Fitness** on a **new 15-year FRI lease** paying **£115,000pax (£24.69psf)**
- We are inviting **offers in excess of £1,400,000 (£300psf) for the virtual freehold interest** (999-years) equating to an attractive **8.2% gross yield**



Description

The subject property extends **4,658sqft** with accommodation laid over the **ground floor** of a **residential-led development** (43-units). Property includes **6 x car parking spaces**.

There is an agreement for lease on a **15-year term** to 'MNO Fitness' paying **£115,000pax** with a **6-month rent free period** granted. This will commence from **1st October** when the incoming tenant takes occupation.

Upward only rent reviews occur at every **fifth anniversary of the term**, with a **mutual break clause** in the lease **at year-10**.

Location

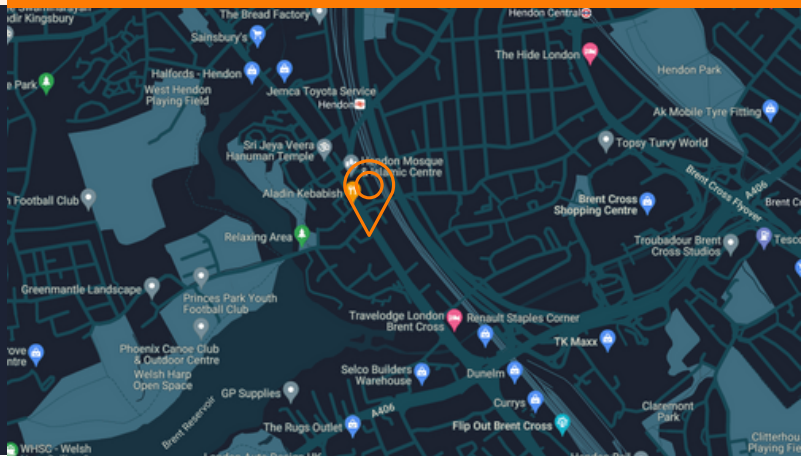
The property is located on the junction with **Cool Oak Lane** and **West Hendon Broadway (A5)**.

The unit is situated just **0.4 miles** from **Hendon station (Thameslink)** and **0.9 miles** from **Hendon Central (Northern Line)** providing **direct trains** to central London in **15-minutes**.

The local area is undergoing **widespread regeneration** including **27,000 new homes**, **30,000 new local jobs** and the **£1.4 billion expansion at Brent Cross shopping centre**. These quality amenities on offer have seen the area grow in popularity and has become a vibrant place to live and work.

PROPERTY ADDRESS

1 Cool Oak Lane
Hendon
London
NW9 7FJ



Further Information

Floor plans and lease information is available on request.

Terms

We are inviting offers in excess of **£1,400,000** for the virtual freehold interest (999-years) equating to an attractive **8.2% gross yield** and **low capital value of £300psf**.

Viewings

Contact the **Henshall & Partners** team to arrange internal inspections.



CONTACT US



Important Notice:

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