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**LONG LET RETAIL PROPERTY INVESTMENT FOR SALE**  
LOCATED IN THE AWARD WINNING BEAUFORT PARK SCHEME



UNIT 38  
**BEAUFORT  
PARK**

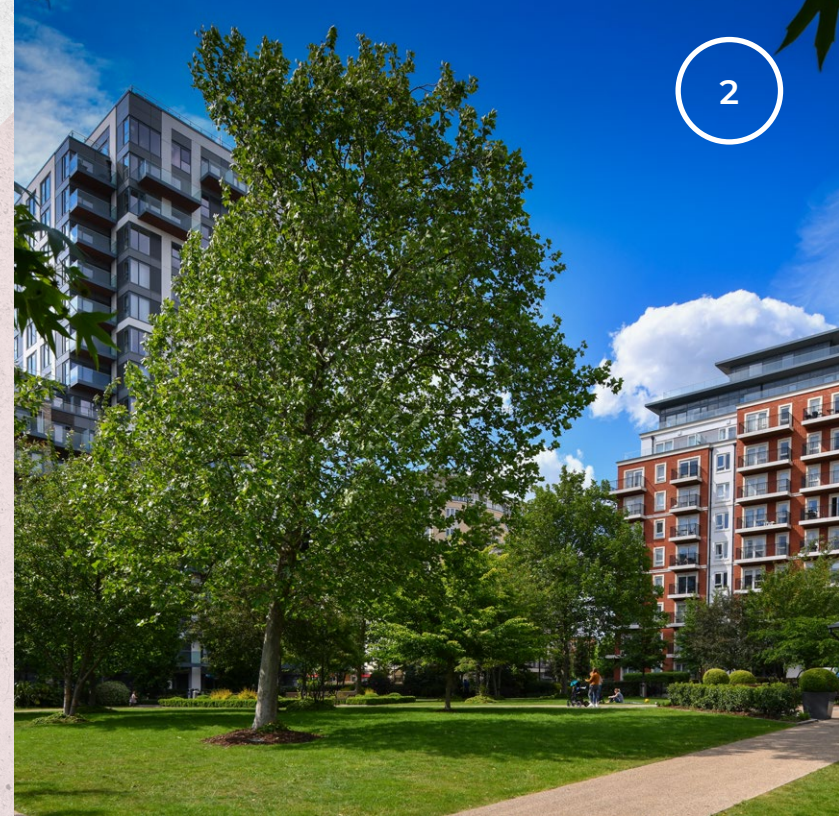
LONDON NW9





# Investment Summary

- New build class E unit as part of the Beaufort Park scheme
- Let to an organic supermarket on a new 20 year lease with no breaks
- Comprising 1,420 sq ft entirely over ground floor
- Let at a reversionary £28,400 per annum
- Upward only index linked reviews every 5 years
- Rent deposit held by the Vendor
- Virtual Freehold of 999 years from January 2005
- Offers in excess of £395,000
- Net initial yield of 7% with the Vendor topping up rent free





# Beaufort Park

The St George Development at Beaufort Park began in 2005 and kickstarted the regeneration of the Colindale Area after being identified as an area of intensification by The Mayor of London. Beaufort Park consists of over **3,500** new homes and **100,000 sq ft** of commercial space. There are approximately **8,000** residents within the scheme and **33,000** residents within close proximity. Colindale has undergone extensive regeneration and has established itself as a key central hub in North West London.

The area has shown huge population growth and plans have been approved by Barnet council to provide a further **10,000 homes by 2024**. Colindale has also become a vibrant commercial centre with a wide range of retail and leisure offerings on its doorstep. With it's close proximity to Middlesex University, Brent Cross, Saracens Rugby and Wembley stadium and good travel links into the City & West End, Colindale is a hub for a mix of students and professionals.

Beaufort Park is located in Colindale between Aerodrome Road and Grahame Park Way. It benefits from excellent road links, with Aerodrome Road being directly accessed from the A41 (Watford Way) which provides connectivity to the M1 and A406 (North Circular). The A5, close by directly connects with Central London.

Colindale  
0.4 Miles



7 mins



2 mins



Hendon  
1.8 Miles



29 mins



6 mins



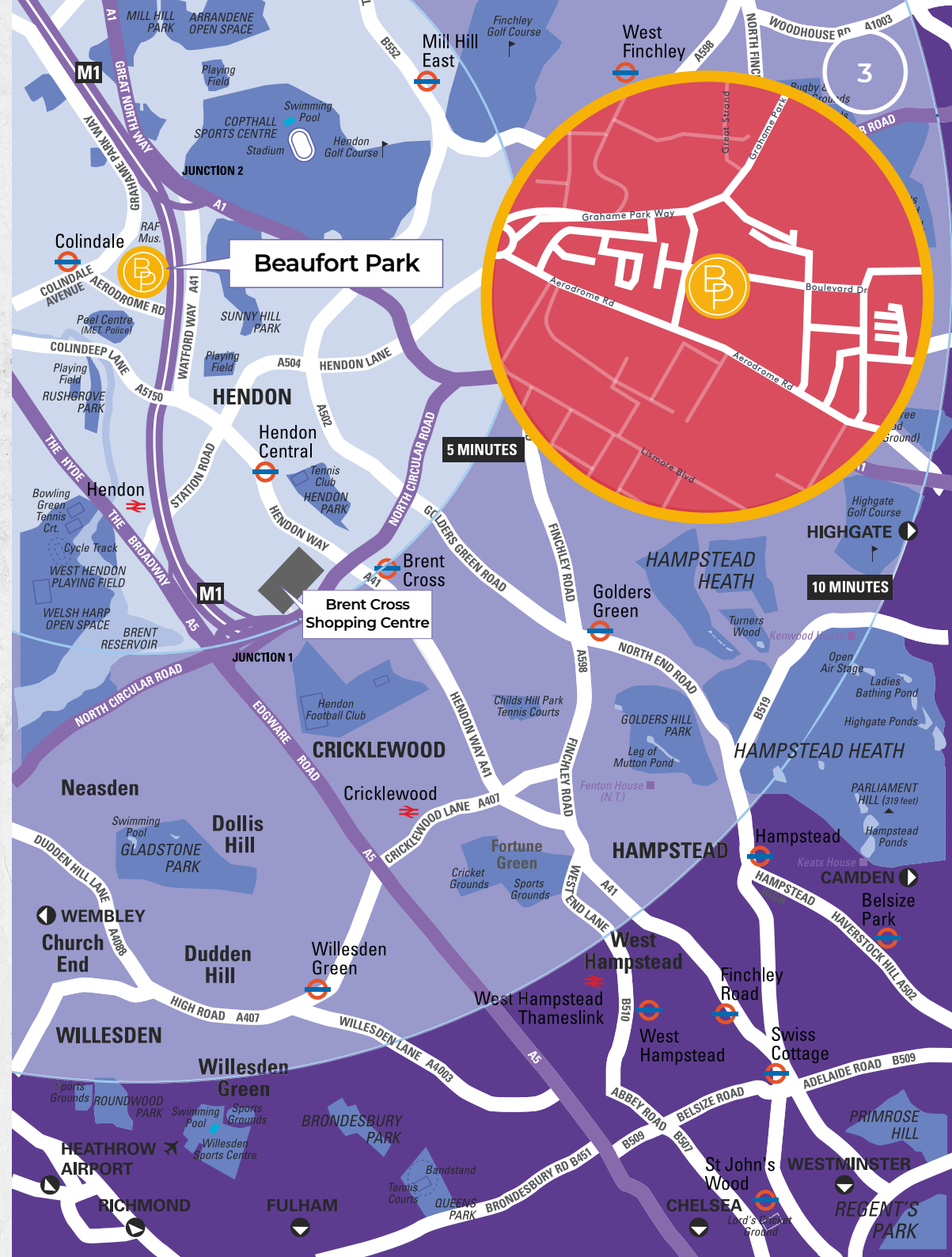
Mill Hill  
Broadway  
1.5 Miles



29 mins



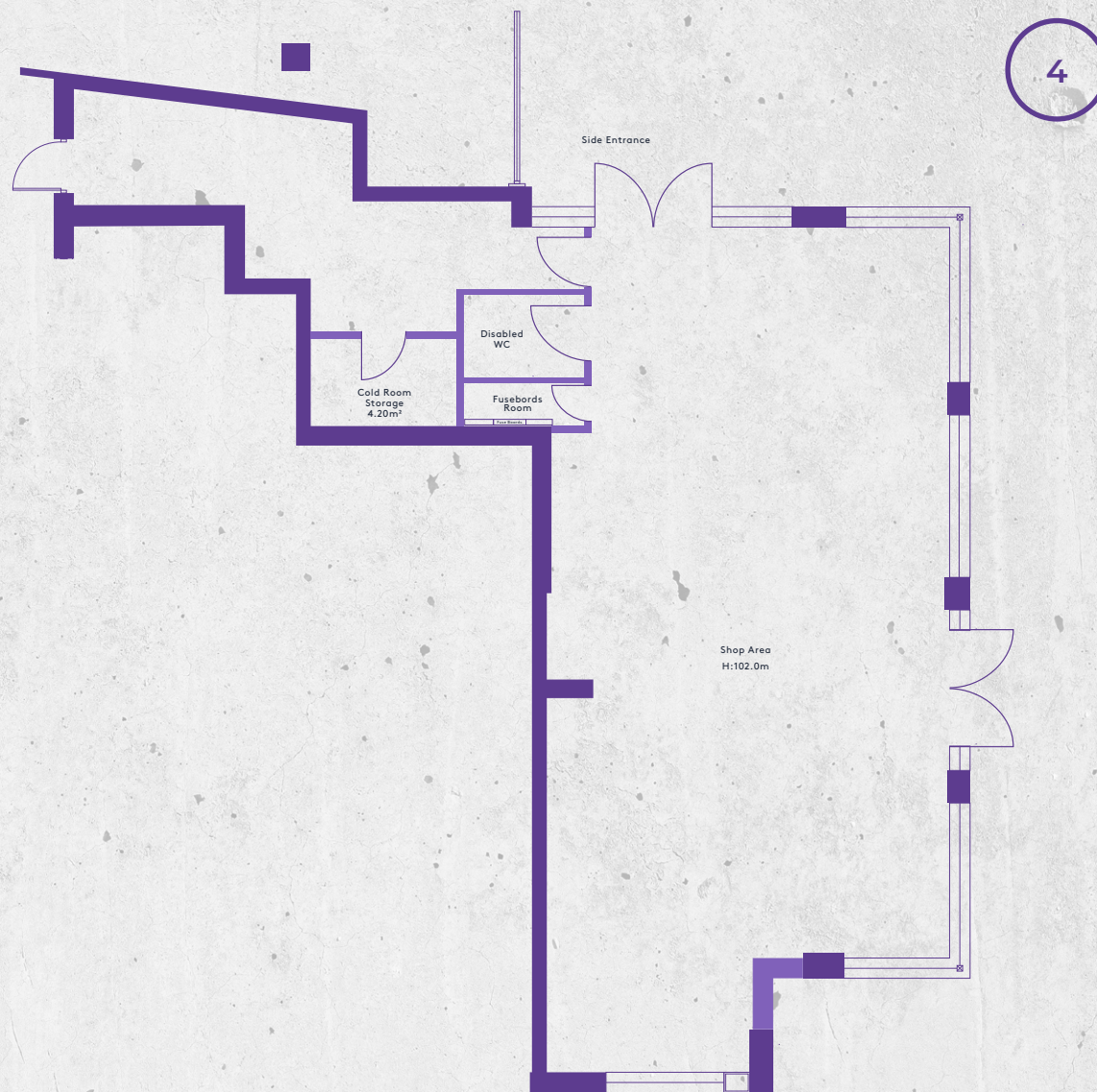
5 mins





# The Property

Unit 38 is a prominent corner unit benefiting from fully glazed return frontage and is located on the eastern side of the scheme, facing Boulevard Drive and Beaufort Square. The property has recently undergone extensive fitout to a high quality organic café and supermarket, from the developers shell and core condition. The property is connected to all mains services and is DDA compliant. The Tenant also has use of the external area to the front for seating. 18 months rent free was granted to the Tenant, which the Vendor will top up on completion.



Unit	Tenant	Size GIA	Lease Start Date	Break Date	Lease End Date	Rent	Rent Review	Rent Deposit
38	Botan Trading Ltd t/a Beaufort Harvest	1420 sq ft (131.9 sq m)	29th April 2022	n/a	29th April 2042	£28,400 per annum	Upwards only, linked to RPI and uncapped	Equivalent to 3 months' rent £7,100





# Site Plan

## KEY

■ Unit Available for Sale



## PROPOSAL

Offers invited in the region of £395,000 which reflects an attractive 7% Net Initial Yield after purchasers costs and the vendor topping up rent free.

## TENURE

Long Leashold of 999 years from January 2005.

VAT, EPC contact details as standard.

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