



GILMARTIN LEY

# Freehold Shop and Upper Parts For Sale - Colindale NW9

Highly reversionary - Regulated residential tenancy

**217 Colin Parade, Edgware Road,  
Colindale,  
LONDON, NW9 6LP**



## Price

Guide price £499,500 subject to contract



## Property Description

The property comprises a mid terrace mixed use building arranged over ground, first and second floors and occupying a plot of 0.03 acres.

The ground floor lock up shop is let on a 15 year lease from 27th May 2022 and is currently trading as a mini-market. The space is predominantly retailing / sales area towards the front of the property, with a rear storage room (featuring an increased ceiling height of 3.84m to part) and WC.

The first and second floors comprise a 4 bedroom maisonette with a large private garden. The property is let on a regulated tenancy with a passing rent of £5,954 per annum and is in a dated condition. We understand the rent has not been increased since 2013.

Copies of the tenancies are available to download from our website.

## Key considerations:

- > Highly reversionary freehold mixed use (retail and regulated tenancy residential) investment for sale
- > Residential rent has not been increased since 2013
- > Gross Internal Area: 131 sq m (1,404 sq ft)
- > Desirable North-West London location
- > Bustling retail parade with an abundance of retailers, eateries and leisure facilities
- > Excellent public transport communications
- > 850m to Colindale London Underground Station (Northern Line)
- > 1.25km to Hendon Station (Thameslink)
- > Brent Cross Shopping Centre: 2km



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## Accommodation

Gross Internal Area: 131 sq.m. (1,404 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground Floor Commercial Unit	15,000	Let on a 15 year lease from 27th May 2022 with 5 yearly rent review patterns.	51.90	558	Lock up shop, currently trading as an international mini-market.
First and second floor maisonette	5,934	Let on a regulated tenancy.	78.60	846	4 bedroom maisonette with 2 rooms and kitchen on first floor and 3 rooms and bathroom with WC on the second floor. Entrance to the maisonette is through the large private garden, which is accessed from the rear service road.
<b>Total</b>	<b>20,934</b>				

## Property Location

Situated on the west side of Edgware Road (A5) between Hendon and Colindale the property is located on a vibrant section of a retail parade between Wakemans Hill Avenue and Springfield Mount. Local occupiers in the immediate vicinity include Premier Inn (Hendon - The Hyde), Lexus Edgware Road, J D Weatherspoon, Costa Coffee, The Post Office, Jemca Toyota, Morrisons and The Gym Group, as well as an abundance of independent retailers, eateries and leisure facilities. Brent Cross Shopping Centre and the nearby Cricklewood regeneration is approximately 2km to the south.

There are excellent public transport communications, with Colindale London Underground Station (Northern Line) 850m to the north of the property and Hendon Station (Thameslink) located 1.25km to the south-east. There are a number of bus routes providing connections to Brent Cross, Kilburn, Edgware and Watford which stop in the immediate vicinity of the property.

**2023 Rateable Value** £10750.00

**Estimated Rates Payable** £0 per annum

**Terms** Freehold for sale subject to the respective tenancies operating therein.

Further details are available to download from our website.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Brent

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <https://www.gilmartinley.co.uk/properties/32087>  
Site plan  
Floor Plans  
Redacted rent register 217a

<https://www.gilmartinley.co.uk/properties/for-sale/investment/colindale/london/nw9/32087>

*Our ref: 32087*

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Commercial Estate Agents and Valuers  
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Offer Requirements Document  
Commercial Lease  
Energy Performance Certificate - Commercial  
Energy Performance Certificate - Residential

**Last Updated:**

17 Feb 2025

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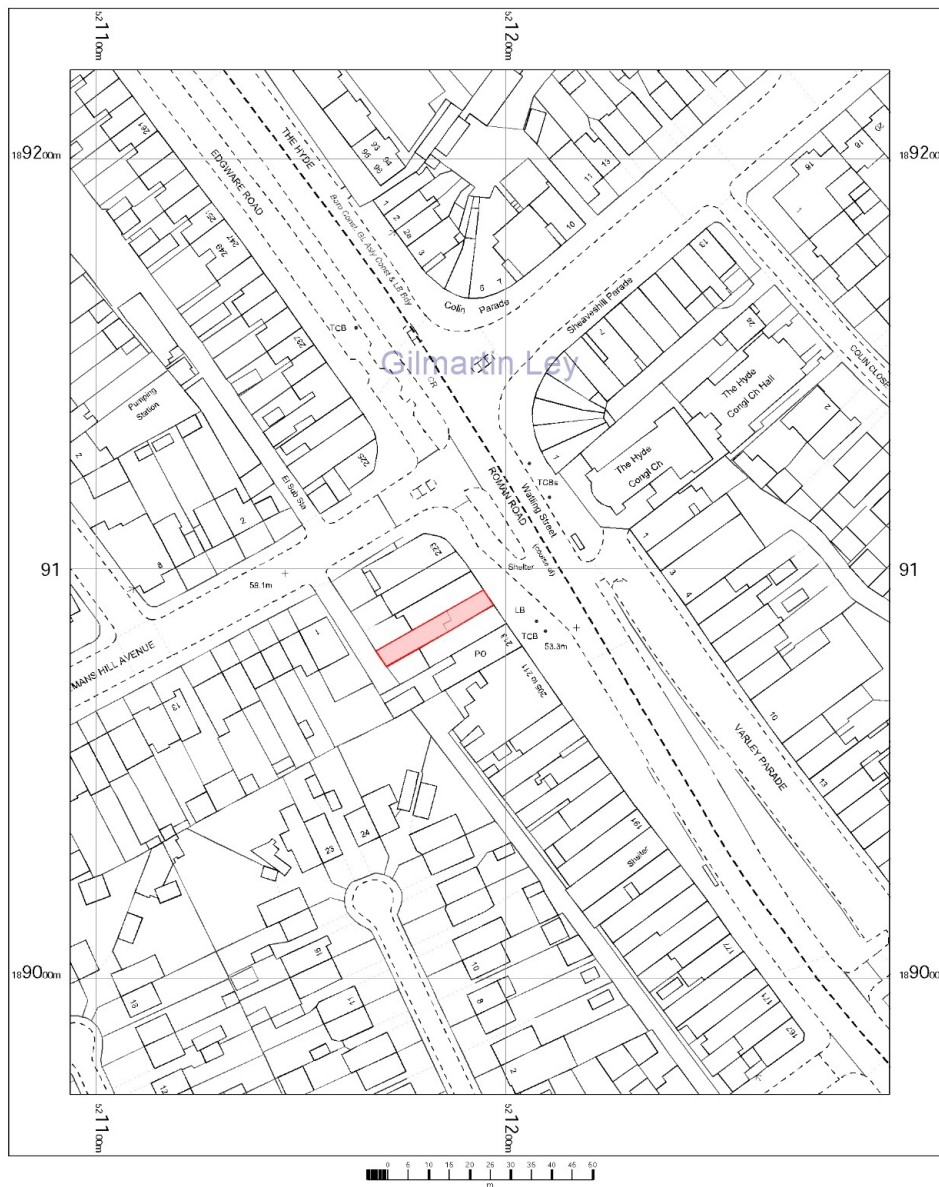


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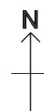
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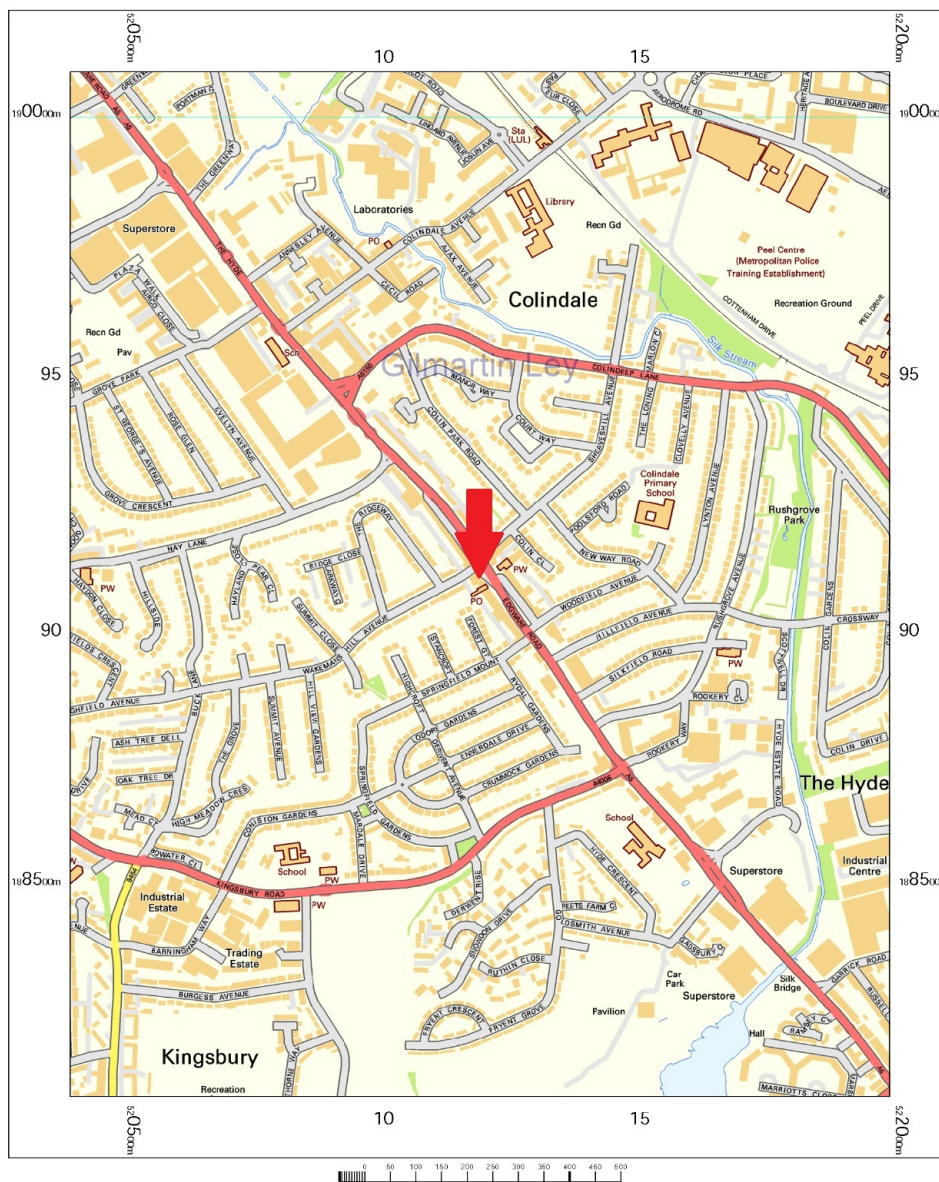
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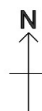
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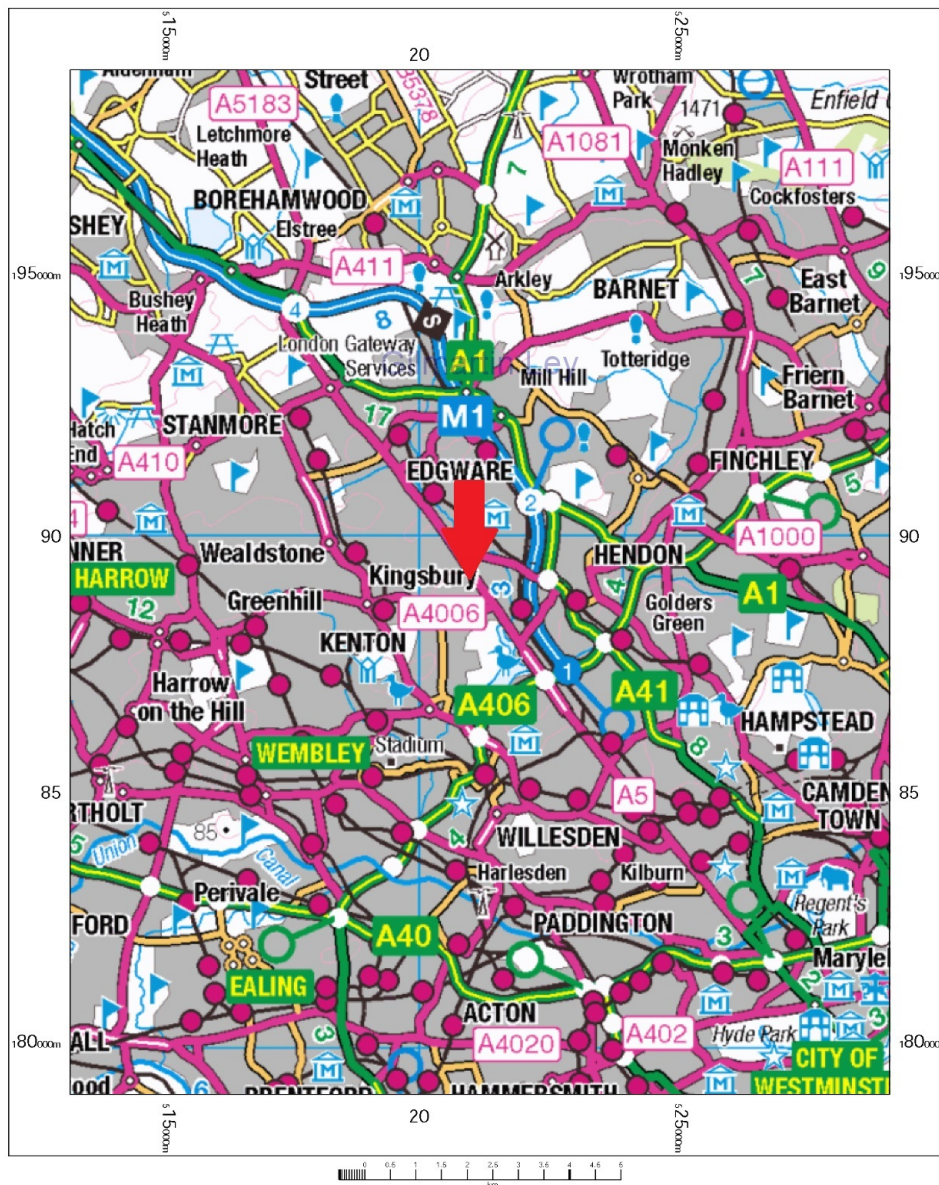


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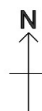
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