



Cricklewood Broadway, London NW2 £1,495,000 null

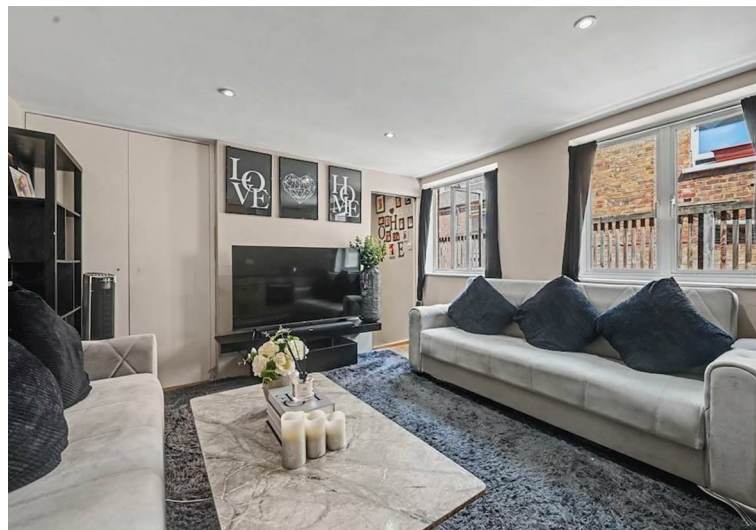
Freehold Mixed-Use Investment.

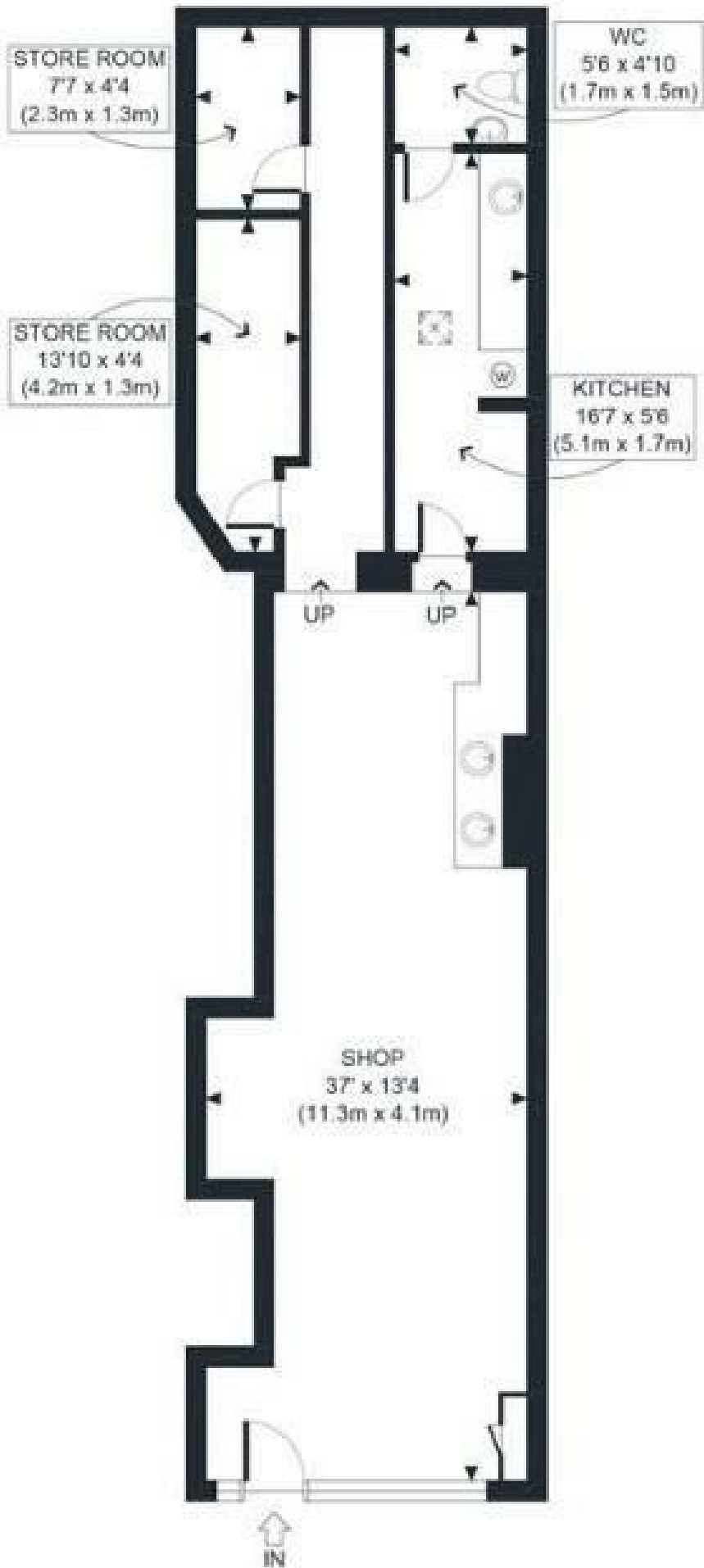
A mixed-use freehold investment situated on Cricklewood Broadway, comprising a ground-floor commercial unit and four residential flats.

The residential element comprises one two-bedroom flat, two one-bedroom flats and a studio, currently producing a combined rental income of £72,600 per annum.

The ground floor commercial premises are occupied as a hairdressing and beauty salon and are let on a 15-year lease from September 2025 at £18,000 per annum, with five-yearly upward-only rent reviews.

The property currently produces a total rental income of £90,600 per annum.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT

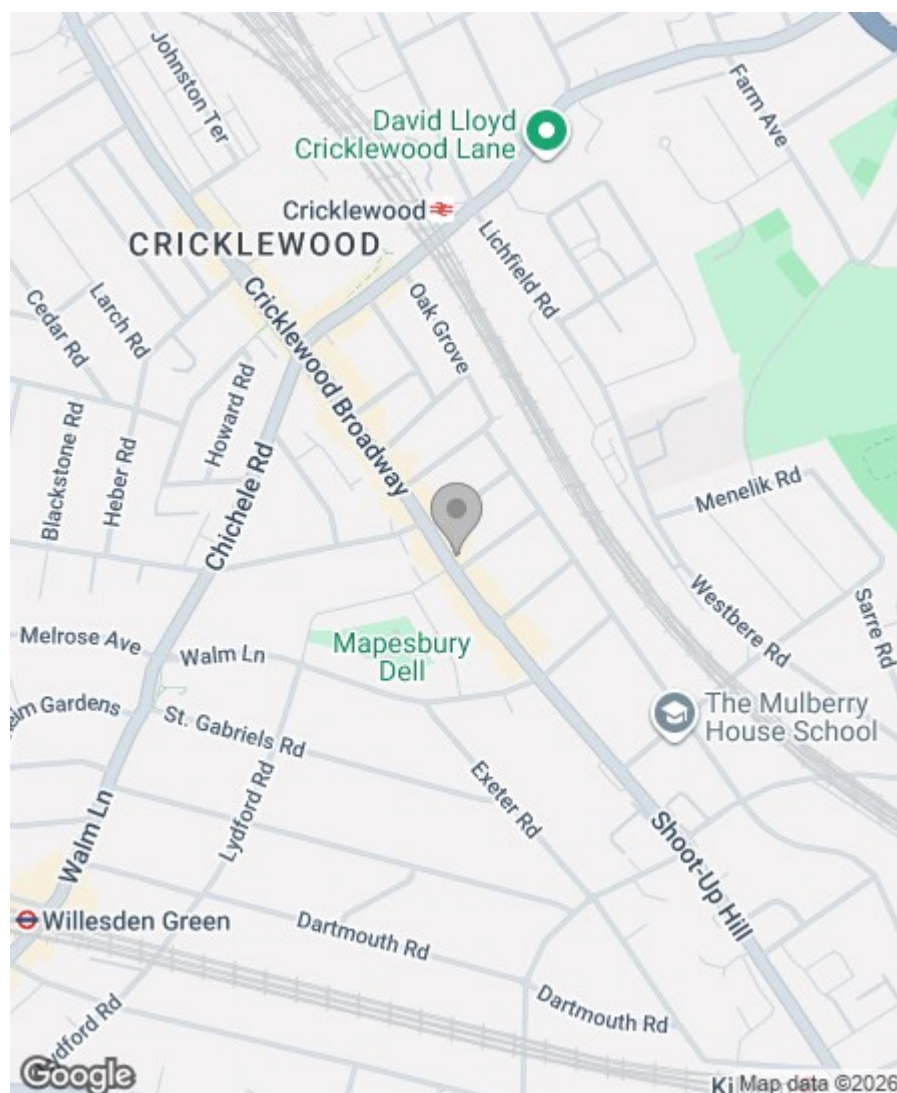


Property Overview

Location	Cricklewood, NW2
Price	£1,495,000
Bedrooms	0
Bathrooms	0
Receptions	0
Council	
Tax Band	
Furnishing	null

Key Features

- Freehold Mixed use Investment
- Popular Thoroughfair
- 5.71 % return
- Ground floor retail 737 sq ft
- First Floor studio 322 sq ft
- Second & Third floor two bedroom 727 sq ft
- Second floor one bedroom 565 sq ft
- Third floor one bedroom Flat 604 sq ft
- Total Sq Ft 2955 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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