



VANDERWALD

FOR SALE

1 Holborn Parade  
The Hyde, Colindale  
London NW9 6AZ



Vanderwald Estates Ltd  
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### Description:

We are pleased to bring to market this excellent investment opportunity. The property is a single-story commercial unit with double frontage on to Holborn parade and the pedestrian link to Zenith Close. The building is attractive and in good repair.

The unit is let to Mira's Beauty Ltd which is trading as a nail salon, on a 10-year lease from 2019, expiring on 09/07/2029. The tenant has 5-star google rating with 471 reviews.

### Key points:

- Leasehold until 9/10/2138 (approx. 114 years remaining)
- 124 sqm / 1,334 sq ft
- Rental income of £25,000
- Price: £325,000 +vat
- Excellent location

### Location:

Colindale is a highly populated area in Barnet which is sought after for its greater London location and easy access to central London, being in zone 4 on the London underground. It has a nice mix of commercial areas including shopping centres and retail parades, as well as residential and green spaces. Colindale Underground Station (Northern Line) lies approx. ½ mile distant and the area is served by numerous bus routes.

The property is located on the corner of Holborn Parade on the A5 (Edgware Road) with frontage on to the A5 as well as on to the pedestrian area adjacent. The area has undergone redevelopment in the past few years and has additional residential and commercial developments ongoing in the vicinity.

Occupiers close by include The Gym Group, KFC, the Colindale retail park which includes B&M, Matalan, Dreams and a range of local eateries and national retailers.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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