



SITUATION

Occupying a prominent trading position in this attractive local parade which also houses **William Hill**, a **Post Office** and a **Pharmacy**, midway between Burnt Oak and Mill Hill.

VAT is NOT payable in respect of this Lot

FREEHOLD

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** planned on the first, second and third floors with UPVC double glazing and gas central heating (not tested). In addition, the property benefits from vehicular access from a service road to a **Rear Yard**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 14'1" widening to 18'1" Shop Depth 27'5" Built Depth 30'6" Kitchenette & WC External Store 4'8" x 6'3" Plus Rear Yard	M. F. Miah (Hairdresser)	20 years from 1st January 2011	£10,000	FRI Rent Reviews 2016 and 5 yearly We understand the lessee has spent approx £40,000 on fitting out
First Floor Flat	2 Bedrooms, Lounge, Kitchen, Bathroom/WC	3 individuals	1 year from 12th September 2011	£10,200	AST £850 rent deposit held
Second & Third Floor Flat	2 Bedrooms, Lounge/Kitchen, Bathroom/WC	Individual	1 year from 30th March 2011	£9,600	AST £800 rent deposit held
TOTAL				£29,800	

£29,800 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Mills Chody - Tel: 020 8428 4734
Ref: D. Ford Esq - Email: dford@millschody.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts