



SITUATION

Located close to the corner of Rutland Park, just south of Willesden Green Underground Station (Jubilee Line), and amongst such multiple retailers as **Ladbrokes, Haart, Bairstow eyes** and **Ellis & Co**, as well as a host of established local traders serving the surrounding residential area. Walm Lane links Cricklewood Broadway with Willesden High Road. Willesden Green is a busy north west London suburb lying between Willesden and West Hampstead.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'11"
Internal Width	15'9"
Shop Depth	34'4"
Built Depth	53'2"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Blockbuster Entertainment Ltd (having over 500 branches) (T/O for Y/E 03/01/10 £262.8 m, Pre-Tax Profit £4.6 m and Net Worth £53.9 m)** for a term of 5 years from 14th January 2007 at a current rent of **£19,500 per annum** exclusive.

Note 1: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Note 2: No 66 Walm Lane sold in our February 2011 Auction for £232,000.

£19,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Hamllins LLP - Tel: 020 7355 6111
Ref: C. Maxwell, Esq - Email: cmaxwell@hamllins.co.uk

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