

**IN SAME FAMILY FOR OVER 20 YEARS**



**SITUATION**

In this popular residential area on the well-known prominent roundabout at Apex Corner at the junction with the A1 and within the same parade of shops as **Ladbrokes** and **Eurosuits**. Mill Hill Broadway Station is approx. 1 mile away.

**PROPERTY**

A 1930s terraced property comprising a **Ground Floor Shop (used as an office)** with modern rear single storey extension (built mid 90's) and benefitting from a front service road for shoppers' parking and separate rear access from a service road to a **Self-Contained Flat** on 2 upper floors. There is private parking for 3 vehicles.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                     | Accommodation  | Lessee & Trade                                | Term  | Ann. Excl. Rental | Remarks   |
|------------------------------|--|---|---|-------------------|---|
| Ground Floor                 | Gross Frontage 19'2"<br>Internal Width 18'1"<br>Built Depth 65'0"<br>Area Approx 1,088 sq ft<br>WC | <b>Platts<br/>(Chartered<br/>Accountants)</b> | 6 years and 11 months<br>from 1st September 2007<br>(excl. sections 24-28 of<br>Landlord & Tenant Act 1954) | £15,000           | FRI<br><b>Rent Review Sept 2012<br/>Mutual Break from Sept 2012 on<br/>six months prior notice.</b> |
| First & Second<br>Floor Flat | <b>First Floor</b><br>Lounge, Kitchen, WC<br><b>Second Floor</b><br>3 Bedrooms, Shower/WC          | <b>Lilson Housing Ltd</b>                     | Holding Over  | £11,959.92        | AST<br><b>UPVC windows and gas c/h</b>  |
| <b>TOTAL</b>                 |  |   |   | <b>£26,959.92</b> |   |



**£26,959.92 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

**JOINT AUCTIONEERS**  
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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