

6 WEEK COMPLETION



SITUATION

Located at the junction with Upton Gardens within this busy retail thoroughfare which includes **Santader** and **Coral** and a host of local retailers with Kenton Station (Main Line and Bakerloo Line) within close proximity. Kenton is a popular north-west London suburb with Harrow town centre to the west and Wembley to the south.

PROPERTY

A substantial corner property comprising a **Deep Ground Floor Shop** with separate side access via a rear communal balcony to **4 Self-Contained Flats** on the first and second floors with each benefitting from UPVC double glazing and gas central heating (not tested). The property includes a rear roller shutter door for loading and 2 rear parking spaces.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'9" Return Window Frontage 40'0" Internal Width 20'4" widening to 22'9" (max) Shop & Built Depth 79'7" Sales Area Approx 1,215 sq ft Store Area Approx 305 sq ft WC	M. Patel & R. Patel t/a Shreeji Exotics (Grocers)	15 years from 30th July 2003	£22,000	FRI Rent Review 2013 Note 1: The lessee also trades from the adjoining shop which interconnects with No. 235. Note 2: £5,000 rent deposit held.
No. 235a (First Floor Flat)	1 Room, Lounge/Kitchen, Shower/WC	Individual	6 months from 16th July 2012	£9,600	AST £775 rent deposit held
No. 235b (First Floor Flat)	3 Rooms, Kitchen, Shower/WC	Individual	1 year from 5th December 2011	£12,600	AST £1,050 rent deposit held
No. 235c (Second Floor Flat)	2 Rooms, Kitchen, Shower/WC*	Individual	1 year from 10th August 2012	£9,840	AST £820 rent deposit held
No. 235d (Second Floor Flat)	3 Rooms, Kitchen, Shower/WC*	Individual	1 year from 23rd April 2012	£12,600	AST £1,025 rent deposit held
TOTAL				£66,640	

*Not inspected by Barnett Ross

£66,640 per annum

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

JOINT AUCTIONEERS
AKA Properties, 499 Kingsbury Road, Kingsbury, London NW9 9ED. Tel: 020 8204 0000 Ref: S. Karia, Esq
VENDOR'S SOLICITORS
Peter Brown & Co Solicitors LLP - Tel: 020 8447 3277
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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