

**6 WEEK COMPLETION**



### SITUATION

Occupying a prime trading position amongst many multiple retailers including **Greggs, The Money Shop, Starbucks, HSBC, Lloyds TSB, Argos, Betfred, Paddy Power, Carphone Warehouse** and **Santander**. Located opposite Edgware Underground Station (Northern Line) and Edgware Bus Station and within easy walking distance to the **Broadwalk Shopping Centre**.

Edgware is a popular and sought after north-west London suburb located approximately 10 miles north-west of central London by the main A41.

### PROPERTY

A substantial mid terrace property comprising a **Ground Floor Double Restaurant** with separate front entrance to **2 Self-Contained Flats** on first and second floors. There is rear off-street parking for up to 3 cars accessed via Rectory Lane.



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

**FREEHOLD**

**£43,700 per annum**

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



## TENANCIES & ACCOMMODATION

| Property   | Accommodation   | Lessee & Trade   | Term                                | Ann. Excl. Rental | Remarks   |
|--|---|--|-------------------------------------|-------------------|---|
| Nos. 137-139<br>(Ground Floor<br>Double<br>Restaurant) | Gross Frontage 49'11"<br>Internal Width 44'11"<br>Shop Depth 38'4"<br>Built Depth 54'1"<br>3 WCs<br>1 Disabled WC | <b>Nando's Chicken Ltd<br/>(Having 265 branches)<br/>(T/O for Y/E 27/02/2011<br/>£317m, Pre-Tax Profit £31.5m<br/>and Net Worth £20.95m)</b> | 25 years from<br>7th October 1994   | £43,500           | FRI<br><b>Rent Review 2014</b>  |
| No. 141<br>(First Floor<br>Flat)                       | 4 Rooms, Kitchen,<br>Bathroom/WC*   | Individual   | 99 years from<br>9th September 2005 | £100              | FRI<br><b>Rent Rises by £50 p.a.<br/>every 33 years</b>   |
| No. 141a<br>(Second Floor<br>Flat)                     | 4 Rooms, Kitchen,<br>Bathroom/WC*   | Individuals  | 125 years from<br>20th August 2004  | £100              | FRI<br><b>Rent Rises to £150 p.a. in<br/>2037 for the next 33 years<br/>and to £200 p.a. for the<br/>remainder of the term.</b> |
| <b>TOTAL</b>   |   |  |                                     | <b>£43,700</b>    |   |

\* Not inspected by Barnett Ross

### VENDOR'S SOLICITORS

Bude Storz – Tel: 020 8800 2800  
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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