

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.

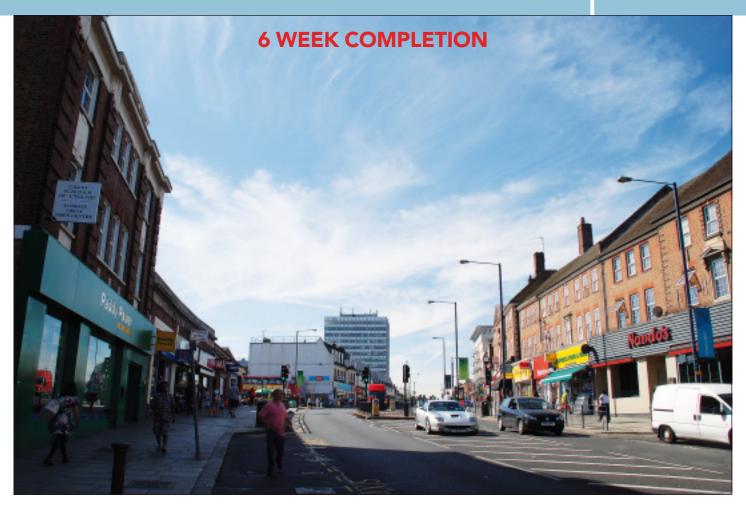
VAT is NOT payable in respect of this Lot

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

VENDOR'S SOLICITORSBude Storz – Tel: 020 8800 2800
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