

6 WEEK COMPLETION



SITUATION

Located in this established shopping parade amongst a host of local traders being approximately 1 mile from Hampstead Heath and within close proximity to Kentish Town Underground Station (Northern Line), Kentish Town West Underground Station and Kentish Town Rail Station. Kentish Town is a popular north west London residential suburb which lies approximately 3 miles from Central London.

PROPERTY

A substantial corner property comprising a **Ground Floor Shop** with trap door access to a **Basement**.

ACCOMMODATION

Ground Floor Shop

Gross Window Frontage	24'0"
Return Window Frontage	46'0"
Internal Width	27'7"
Shop Depth	50'7"
Built Depth	60'0"
3 WCs	

Basement – Not inspected

VAT is payable in respect of this Lot

TENURE

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

TENANCY

The property is let on a full repairing and insuring lease to **William Hill (Southern) Limited (Ultimate holding company William Hill Plc) (having approx 2,300 branches)** for a term of 15 years from 7th June 2004 at a current rent of **£34,355 per annum** exclusive.

Rent Review 2014



£34,355 per annum

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

VENDOR'S SOLICITORS

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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