

6 WEEK COMPLETION



SITUATION

Located close to the junction with the busy main A404 Harrow Road near an **RBS, Sainsbury's Local, Paddy Power, Pizza Hut** and more within this sought after residential area on the border with Maida Vale, close to the local shopping facilities and restaurants and being under 2 miles from the West End.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Takeaway / Restaurant** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Takeaway/Restaurant

Gross Frontage	12'4"
Internal Width	10'11" widening to 14'1"
Shop Depth	26'6"
Built Depth	40'5"
WC	

Basement

Area Approx. 260 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 2007 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **D. Agapidis as a Café** for a term of 10 years from 9th September 2011 at a current rent of **£12,000 per annum** exclusive.

Rent Review 2016



£12,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912
Ref: A. Bloom Esq - Email: ari@solts.co.uk

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 £350 (including VAT) upon exchange of contracts