

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent position on this busy A4088 Dudden Hill Lane which connects with the North Circular Road being midway between Neasden and Willesden.

**PROPERTY**

Comprising an **Advertising Hoarding**.

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

**TENURE**

**Leasehold for a term of 999 years from 1st January 2007 at a peppercorn ground rent.**

**TENANCY**

The property is let on a lease to **JC Decaux UK Ltd (T/O for Y/E 31/12/12 £273.4m, Pre-Tax Profit £21.4m and Net Worth £30.1m)** for a term of 5 years from 29th May 2009 at a current rent of **£2,500 per annum** exclusive.



**£2,500 per annum**

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

**VENDOR'S SOLICITORS**

Michael Simkins LLP – Tel: 020 7874 5600  
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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 £500 (including VAT) upon exchange of contracts