

LOT 10

153 Burnt Oak Broadway,
Edgware,
Middlesex HA8 5EJ

Reserve below
£975,000



SITUATION

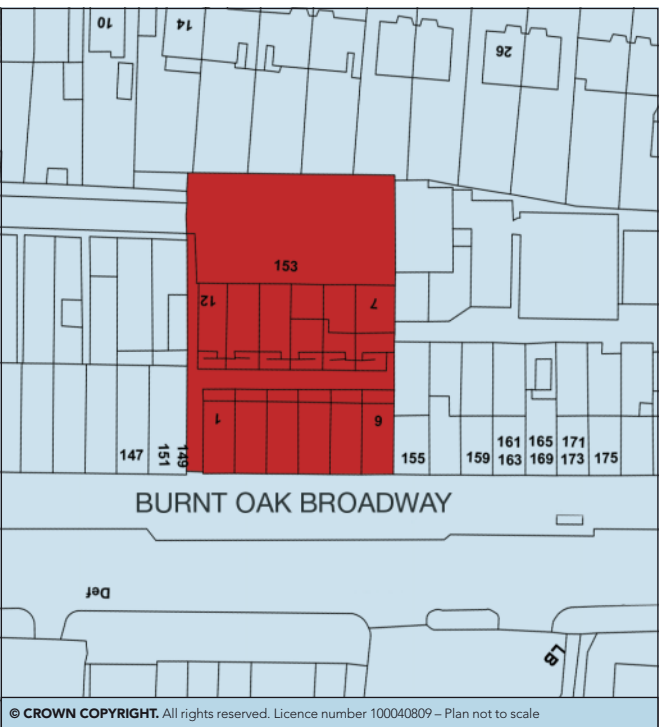
Occupying a prominent trading position close to the junction with Oakleigh Avenue in this established shopping centre amongst such multiples as **99p Stores, William Hill, Swinton, Santander, Paddy Power** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line). Edgware is a popular and sought after north-west London suburb located approximately 10 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Supermarket** with separate rear access to **12 Self-Contained Flats** at first floor level. The property includes a large rear car park for 20 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD



£71,740 p.a. Plus
4 Valuable Reversions

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Supermarket	Gross Frontage 104'11" Internal Width 104'4" Built Depth 91'10" WC GIA Approx 8,750 sq ft	Iceland Foods Ltd (Having over 800 branches) (T/O for Y/E 29/03/13 £2.6bn, Pre-Tax Profit £188.1m and Net Worth £516.9m)	15 years from 29th September 2007	£71,500	FRI Rent Review & Tenant's Break 2017
Nos. 2, 4, 5, 6, 8, 10, 11 & 12 (8 First Floor Flats)	8 Flats – Not Inspected	Various	Each 189 years from 29th September 1975	Peppercorn	Each FRI
Nos. 1, 3, 7 & 9 (4 First Floor Flats)	4 Flats – Not Inspected	Various	Each 99 years from 29th September 1975	£240 (£60 per flat)	Each FRI Rent rises to £360 in 2035 4 Valuable Reversions in approx 60 years
TOTAL				£71,740	

VENDOR'S SOLICITORS
LMK Solicitors - Tel: 020 8954 7474
Ref: R. Sthalekar Esq - Email: rs@lmklaw.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 £500 (including VAT) upon exchange of contracts