



SITUATION

Located within this established local shopping parade just off the High Street, close to the Wealdstone Centre and branches of a **Post Office, Santander, Sainsbury's Local, McDonalds, Nationwide, Boots, Shoezone, Subway** and many others.

Wealdstone is a densely populated residential area served by Harrow and Wealdstone Station (Bakerloo Line and Mainline Station) approx. 2 miles north of Harrow town Centre and 13 miles from central London.

PROPERTY

A mid terrace property comprising a **Ground Floor Restaurant (36 covers)** benefitting from a rear service road and parking for 1 car.

VAT is NOT payable in respect of this Lot

TENURE

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

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	17'10"
Internal Width	17'2"
Restaurant Depth	29'0"
Built Depth	48'3"
WC	

TENANCY

The property is let on a full repairing and insuring lease to **Li Hua Tian as a Chinese Restaurant** for a term of 20 years from 8th December 2003 at a current rent of **£15,750 per annum** exclusive.

Rent Review 2018.

£15,750 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Teacher Stern LLP – Tel: 020 7242 3191
Ref: O. Azzuri Esq – Email: o.azzuri@teacherstern.com

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