



SITUATION

Located within this established retail thoroughfare that links Rayners Lane with Imperial Drive (A4090), only a few minutes walk from Rayners Lane Underground Station and near to branches of **Santander**, **Sainsbury's Local** and **Wenzel's**. Rayners Lane lies midway between North Harrow and Northolt with easy access to the A40 which links directly to central London and the M40.

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with a rear roller shutter door leading to a service area. In addition, there is separate front access to a **Self-Contained Flat** on the first and second floors with UPVC double glazing and gas central heating (not tested).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'10" Internal Width 13'6" widening to 16'10" Shop & Built Depth 103'3" Area Approx 1,580 sq ft				VACANT
First & Second Floor Flat	5 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 7th October 2014	£17,100	
TOTAL				£17,100 plus Vacant Shop	

£17,100 p.a. Plus Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Hancock Quins – Tel: 01923 650 884
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.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