

**IN SAME FAMILY OWNERSHIP
FOR OVER 40 YEARS**



SITUATION

Located close to the junction with Watford Way (A41), within close proximity to Hendon Central Underground Station (Northern Line) and amongst a variety of local traders and multiples such as a **Natwest, Tesco Express, The Money Shop, Roar Betting, Dominos, Ladbrokes, Paddy Power, Costa Coffee** and many others serving this popular residential area.

Hendon is a sought after north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access via a communal balcony to **2 Self-Contained Flats** on the first and second floors both of which benefit from independent gas central heating.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: There is potential to create additional living accommodation in the roof space, subject to obtaining the necessary consents.

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-----------------------------|--|--|------------------------------|-------------------|---------|
| No. 4 (Ground Floor Shop) | Gross Frontage 18'5" Internal Width 21'4" Built Depth 65'2" 2 WCs | Coral Estates Ltd (Having approx. 1,600 branches) | 10 years from 22nd June 2005 | £16,500 | FRI |
| No. 18a (First Floor Flat) | 2 Rooms, Kitchen, Bathroom, WC | Individual | 1 year from 24th June 2014 | £7,800 | AST |
| No. 18b (Second Floor Flat) | 3 Rooms, Kitchen, Bathroom/WC | Individual | 1 year from 22nd March 2014 | £13,800 | AST |
| TOTAL | | | | £38,100 | |

£38,100 per annum

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

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

VENDOR'S SOLICITORS
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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