



SITUATION

In this well-known main road location midway between the North Circular Road (A406) and Wembley and being in this densely populated residential area. Nearby multiple retailers include **Lidl**, **Coral** and **Chicken Cottage**.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (currently used as a Restaurant)** with a rear **Modern Brick Built Lofty Building (17 ft high)** which seats 74 persons on two levels. There is also separate front access to **3 Self-Contained Flats** on the two upper floors. In addition, there is a front forecourt for 2 cars and a wooden decked outside seating area for the Restaurant.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	15'5"
Shop Depth	27'0"
Built Depth	54'0"
Rear Modern Buiding	Approx 530 sq ft
2 WC's	

First Floor – (not inspected)

2 Flats – each 1 Room, Kitchen, Bathroom / WC

Second Floor – (not inspected)

1 Flat – 2 Rooms, Kitchen, Bathroom / WC

TENANCY

The entire property is let on an internal repairing and insuring lease to **Wembley Prestige Cars Ltd (with J. Quake as Guarantor)** as a car showroom for a term of 12 years from 1st December 2007 at a current rent of **£11,000 per annum** exclusive.

Rent Review December 2012 (Outstanding).

Note: The Shop and the 3 Flats are each believed to be separately sublet.

£11,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* 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