

6 WEEK COMPLETION



SITUATION

Well situated on this busy thoroughfare, amongst a variety of local and national traders such as **Budgens, Boots, Subway, Tesco Express** and **Nationwide**.

Wealdstone is a densely populated residential area situated 13 miles north west of Central London and 1 mile north of Harrow with excellent transport links being well served by a number of bus routes and Harrow and Wealdstone Station (Bakerloo Line and Mainline).

PROPERTY

A mid terrace property comprising a **Ground Floor Banking Hall** with rear access to a **Large Self Contained Maisonette** above.

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage 17'2"
Net Frontage 16'3"
Shop Depth 27'10"
Built Depth 55'9"
WC

First & Second Floor Maisonette

5 Rooms, Kitchen, Bathroom/WC GIA Approx. 1,200 sq.ft

VAT is **NOT** payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland Plc (Ultimate holding company Lloyds Banking Group plc) t/a Halifax Building Society** for a term of 35 years from 24th June 1978 at a current rent of **£21,000 per annum** exclusive.



£21,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **GREG CORIN**

Beckett and Kay
Chartered Surveyors

JOINT AUCTIONEERS
Beckett & Kay LLP, 16 Savile Row, London W1S 3PL
Tel: 020 7439 6667. Ref: R Kay Esq.

VENDOR'S SOLICITORS
Hegarty Solicitors, 48 Broadway, Peterborough PE1 1YW
Tel: 01733 346333. Ref: H Nicholls Esq

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 £250 (including VAT) upon exchange of contracts