

6 WEEK COMPLETION

View from Property



SITUATION

Located close to the intersection with Whitchurch Lane/Station Road, adjacent to **Lidl** and amongst a variety of office and retail traders and within close proximity to the **Broadwalk Shopping Centre** and Edgware Underground Station (Northern Line). The High Street is also well served by a number of bus routes. Edgware lies approximately 10 miles north-west of Central London with good access to the M1 and M25 motorways.

PROPERTY

A substantial detached **Office Building** planned on Ground, First and Second Floors and benefitting from central heating, air conditioning units, passenger lift, male & female wc's and a rear car park for 16 cars. In addition, the property also includes a **Ground Floor Bar** with its own separate front entrance.

VAT is payable in respect of this Lot

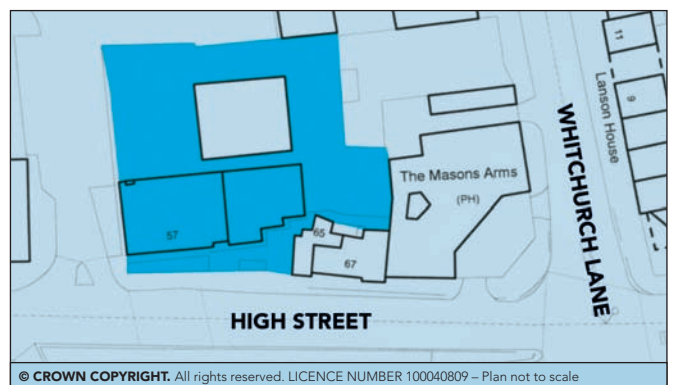
FREEHOLD

**£62,500 per annum (see Note1)
plus
4,590 sq ft Vacant Offices
& 1,540 sq ft Vacant Bar**

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



Rear of Property



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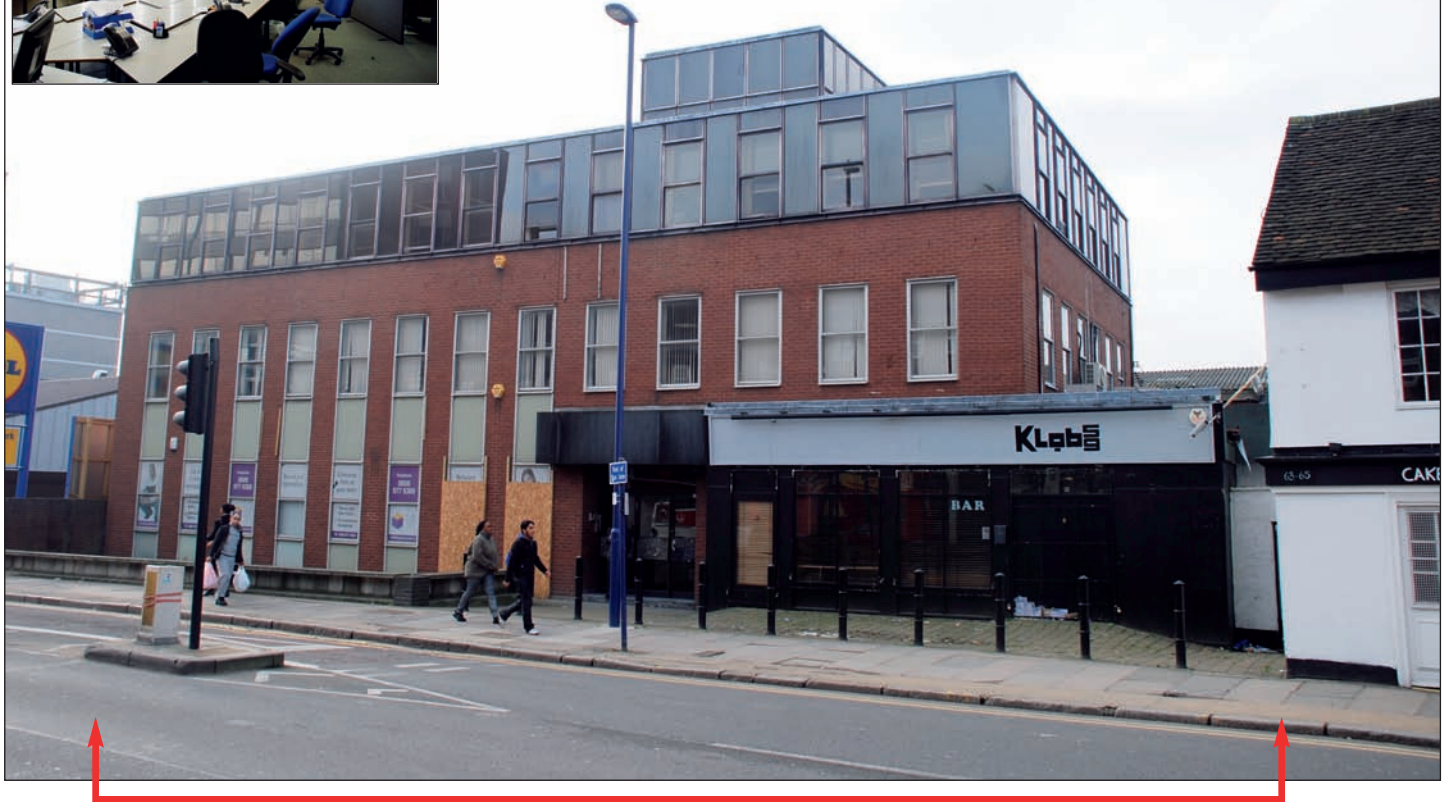
VENDOR'S SOLICITORS

Curry Popeck, 380 Kenton Road, Kenton, Harrow, Middlesex HA3 8DP, Tel: 020 8907 2000. Ref: P. Popeck, 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



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar	Area Approx 1,540 sq ft*	Enmore Developments Ltd (In liquidation) (Not in occupation)	25 years from 6th September 2000	£24,000 (See Note 1)	FRI by way of service charge Rent Reviews June 2011 and 4 yearly Note 1: The rent was paid up to 24th December 2009.
Ground Floor Offices	Area Approx 1,805 sq ft	VACANT			
First Floor Offices	Area Approx 2,785 sq ft	VACANT			
Second Floor Offices	Area Approx 2,855 sq ft Plus 6 car spaces	Mosaic ERP Systems Ltd (Building materials)	10 years from 29th September 2004	£38,500	FRI by way of service charge (capped at £13,950 pa plus RPI) Rent Review September 2009 (Outstanding) Note 2: The tenant did not exercise their 2009 break clause
AREA APPROX 8,985 sq ft		TOTAL		£62,500 (See Note 1) plus 4,590 sq ft Vacant Offices and 1,540 sq ft Vacant Bar	

*Not inspected by Barnett Ross – Area supplied by Vendor.