

**6 WEEK COMPLETION**



**SITUATION**

Located in the prime part of High Street, opposite **McDonald's** and amongst such multiples as **William Hill, Ladbrokes, Lloyds TSB, Santander, Agora** and **Subway**. Wealdstone is a densely populated residential area served by Harrow and Wealdstone Station (Bakerloo Line and Mainline Station) which is within a few hundred yards from the property.

**VAT is payable in respect of this Lot**

**PROPERTY**

An end terrace building comprising a **Ground Floor Double Shop** (used as a betting office) with separate rear access to **4 Self-Contained Flats** on the first and second floors. In addition, the property includes vehicular access to a gated **Rear Yard**.

**TENURE**

**Leasehold for a term of 99 years from 16th June 1964 (thus having approximately 53¼ years unexpired) at a ground rent of £43,000 pa subject to rent reviews in 2027 and 2048 based on eleven fourteenths of a fair rack rental value of the demised premises.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'2" Net Frontage 35'8" widening to 40'6" Shop Depth 32'11" Built Depth 54'6" Shop Area Approx. 1,400 sq.ft. 4 WCs	<b>Betting Shop Services Ltd (Having approx 43 branches)</b>	15 years from 20th October 2006	£37,500	FRI <b>Rent Reviews 2011 and 2016</b>
Flat 3 (First Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	From 24th June 2009 to 23rd June 2010	£11,440	AST
Flat 4 (First Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 27th May 2009	£10,200	AST. <b>£850 deposit held.</b>
Flat 5 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 26th January 2010	£9,000	AST. <b>£750 deposit held.</b>
Flat 6 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	3 Individuals	Holding Over	£9,000	AST. <b>£750 deposit held.</b>

**Note: There may be potential to add an extra floor subject to obtaining the necessary consents.**

<b>GROSS RENT</b>	<b>£77,140</b>
<b>NET RENT</b>	<b>£34,140</b>

**Net Rent £34,140 per annum**

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

**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 £250 (including VAT) upon exchange of contracts