



SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's**, close to **Tesco Express** and serving the surrounding residential area.

Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

In addition, the property includes rear parking for 2 cars accessed via a rear service road.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'9" Internal Width 14'8" Shop Depth 18'4" Built Depth 30'11" WC	Mrs Sharron Harris (Funeral Directors)	10 years from 25th March 2011 (in occupation since 2003)	£13,500	FRI Rent Reviews 2019 and 2021
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	150 years from 12th December 2013	£100	FRI
TOTAL				£13,600	

£13,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS
Macrory Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

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