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**SITUATION**

Located close to the corner of Queens Road just off Brent Street in this most sought after residential area close to local shopping and transport facilities. Hendon is a prosperous north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

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

**PROPERTY**

An unbroken mainly rectangular site comprising **16 Lock-Up Garages.**  
**Site Area Approx. 5,400 sq ft (0.12 Acres)**

**FREEHOLD**

**Note 1: There may be potential for future development, subject to obtaining the necessary consents.**

**Note 2: 6 Week Completion.**

**TENANCIES & ACCOMMODATION**

Property	Lessee	Term	Ann. Excl. Rental	Remarks
15 Garages	Various	Either Monthly or 3 Monthly tenancies	£11,700	Each garage is let at £780 p.a. <b>Tenancy Schedule available from the Auctioneers</b>
1 Garage	<b>VACANT</b>			

<b>TOTAL</b>	<b>£11,700 plus 1 Vacant Garage</b>
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**£11,700 p.a. plus  
1 Vacant Garage**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

**JOINT AUCTIONEERS**  
Middlesex Property Management Ltd  
Ref: G. Collins, Esq – Email: gcollins8@sky.com  
**VENDOR'S SOLICITORS**  
Malcolm Dear Whitfield Evans LLP - Tel: 020 8907 4366  
Ref: P. Francis Esq - Email: p.francis@mdwe-law.com

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