



SITUATION

Located in this established parade close to the junction with High Street amongst a variety of local traders serving the surrounding residential area.

Northwood is a prosperous and sought after residential suburb which lies approx. 14 miles north-west of central London and being approx. 4 miles to the M25 (Junction 18).

PROPERTY

Forming part of a semi-detached building comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'11"
Internal Width	16'11"
narrowing at rear to	11'0"
Shop Depth	23'0"
Built Depth	28'4"
WC	

**£10,000 p.a. rising to
£12,500 in 2019**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 24th June 1985 (thus having approx. 157½ years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease by way of service charge to **London Supps Ltd (Vitamins and nutrition supplements retailer having 4 branches – tenant projects to open 10 locations in and around London within the next 2 years – source: www.londonsupplements.co.uk)** for a term of 5 years from 4th March 2016 **(renewal of a previous lease – in occupation since 2013)** at a current rent of **£10,000 per annum exclusive rising to £12,500 p.a. in 2019.**

Note: £1,350 Rent Deposit held.

VENDOR'S SOLICITORS

Harold Benjamin Solicitors - Tel: 020 8872 3062
Ref: Ms Sangeet Bhatti - Email: sangeet.bhatti@haroldbenjamin.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