



**SITUATION**

Located opposite the junction with Uxendon Crescent, within a few yards of Preston Road Underground Station (Metropolitan Line) nearby a **Paddy Power** as well as a variety of local traders serving the surrounding residential area. Wembley lies some 7 miles north-west of central London and benefits from good road links via the A406 and M1 (J1).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from a rear hard standing area accessed via a rear service road which provides parking for approx. 4 cars.

**Note 1: There is a rear single storey extension used as a religious temple which is built on Nos. 267 & 269 with the smaller part of this extension being on No. 269.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£22,280 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'8"
Internal Width	17'6"
Shop Depth	37'9"
Built Depth	43'8"
Sales Area	Approx. 660 sq ft
WC	

**First and Second Floor Flat** (with gas central heating)  
5 Rooms, Kitchen, Shower Room, WC.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Theivatheeswary Selvendran as a Post Office** for a term of 15 years from 24th June 2009 at a current rent of **£22,280 per annum** exclusive.

**Rent Reviews 2014 (Outstanding) and 2019.**

**Note 2: The tenant also trades from the adjoining shop (No. 267) which interconnects with No. 269 at ground floor level, but is not included in the sale.**

**Note 3: The tenant has recently sublet the shop for a term of 5 years from 17th March 2016 at £24,000 p.a. exclusive. The sublessee had not yet commenced trading.**

**Note 4: The tenant sublets the flat at £18,000 p.a. inclusive.**

**VENDOR'S SOLICITORS**  
BP Collins - Tel: 01753 889995  
Ref: Ms Gillian Price - Email: gillian.price@bpcollins.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