



6 WEEK COMPLETION

Rear of Property

SITUATION

Occupying a prominent trading position opposite the junction with Parkfield Road, within 50 yards from South Harrow Underground Station (Piccadilly Line) and amongst a variety of local retailers together with **HSBC, William Hill, Wenzels** etc.

South Harrow is a popular north London suburb situated 10 miles west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to **Self-Contained Offices (previously a Flat)** at first floor level. In addition, the property benefits from use of a rear and side service road and **parking for approximately 4 cars**.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 15'11" Shop Depth 19'1" Rear Store 284 sq ft WC	Gayathri Ramesh (General Goods & DVDs)	15 years from 20th December 2013	£17,750	FRI Rent Reviews 2018 and 2023
First Floor Offices & Car Parking	Area Approx. 400 sq ft 4 Offices WC Plus Car Park	Sandip Vrajlal Virji (Accountants)	15 years from 4th September 2016	£8,000	FRI Rent Reviews 2021 and 2026
TOTAL				£25,750	

FREEHOLD

£25,750 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

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 £500 (including VAT) upon exchange of contracts