



SITUATION

Occupying a prominent trading position, close to the junction with Churchill Avenue, adjacent to a **Subway** and nearby a **Large Sainsbury's Supermarket**. The property is within 50 yards from Kenton Station (Bakerloo Line and Overground) as well as being approx. ¼ mile of Northwick Park Underground Station (Metropolitan Line). Harrow lies approximately 13 miles north-west of central London.

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** on the first and second floors (**see Note**). There is a rear single storey **Workshop/Music Studio** which is accessed via a service road and also **parking for 4 cars**.

VAT is NOT applicable to this Lot

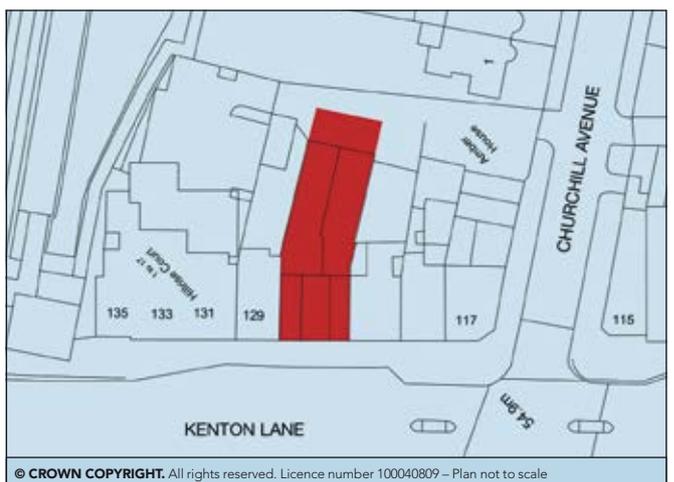
FREEHOLD

Note: The 2nd floor is currently not used and is accessed via a hatch within the Flat and has clear potential to create another flat or to extend the existing one.

£33,720 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

Rear workshop/music studio





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 123 (Ground Floor Shop)	Gross Frontage 9'3" Internal Width 8'7" Shop Depth 52'1" WC	A. Mahmood (Dry Cleaners)	5 years from 25th December 2010	£5,000	IRI Holding Over
No. 125 (Ground Floor Shop)	Gross Frontage 12'5" Internal Width 12'2" Shop & Built Depth 26'5" WC 1 Car Parking Space	Airport Express Limited (Taxi Cab)	6 years from 1st January 2013	£6,000	IRI plus contribution to repair party walls, joint accessways and conduits. Rent Review January 2016 (Outstanding) £1,500 Rent Deposit held.
No. 127 (Ground Floor Shop)	Gross Frontage 9'9" Internal Width 8'10" Shop Depth 18'0" Built Depth 27'2" 1 Car Parking Space	S. Ahmad (Computer Repairs)	6 years from 1st January 2013	£5,000	IRI plus contribution to repair party walls, joint accessways and conduits. Rent Review January 2016 (Outstanding) £1,250 Rent Deposit held.
No. 123a (Rear Workshop/ Music Studio)	GIA Approx. 420 sq ft 1 Car Parking Space	S. Gurevitz (Music Studio)	For a term of years expiring 25th December 2017 (Quarterly Tenancy)	£3,920	IRI There is potential to convert this unit to Residential Use, subject to obtaining possession and the necessary consents.
No. 125a (First & Second Floor Flat)	First Floor 2 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC Second Floor Not inspected – see Note (GIA Approx. 790 sq ft plus Second Floor) 1 Car Parking Space	3 Individuals	2 years from 13th August 2015	£13,800	AST Gas Central Heating
TOTAL				£33,720	

VENDOR'S SOLICITORS

Lawrence Stephens Solicitors – Tel: 020 7936 8888
Ref: S. Messias – Email: smessias@lawstep.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