



**SITUATION**

In this well-known main road location midway between the North Circular Road (A406) and Wembley and being in this densely populated residential area. Nearby multiple retailers include **Lidl**, **Coral** and **Chicken Cottage**.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Maisonette** on the two upper floors. In addition, the property includes a **Gated Private Yard for up to 8 vehicles** accessed from a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'9"
Internal Width	14'7"
Shop Depth	19'5"
Built Depth	28'0"

**Basement**

Area Approx 245 sq ft plus WC

**First & Second Floor Maisonette (not inspected)**

4 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Killarney Motors Limited (with J. Lehane as Guarantor)** as a car showroom for a term of 12 years from 1st July 2008 at a current rent of **£11,000 per annum** exclusive.

**Rent Review July 2016 based on highest aggregate rentals (Outstanding).**

**Note 1: The Maisonette has been sublet on an AST at £12,000 p.a.**

**Note 2: There is potential to build a rear extension, subject to planning and possession.**

**£11,000 per annum**

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

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

**VENDOR'S SOLICITORS**  
S E Law Limited – Tel: 01606 333533  
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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