

IN SAME OWNERSHIP FOR OVER 30 YEARS



SITUATION

Located in this popular shopping centre close to the picturesque High Street and directly opposite a new residential development. Pinner Underground Station (Metropolitan Line) is less than 200 yards away.

PROPERTY

A semi-detached building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is vehicular access to a rear parking area.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop 1 (Right Shop)	Internal Width 11'6" Shop Depth 27'10" WC	Charles Birch Limited (Keys/Shoe Repairs) (T/O for Y/E 30/06/16 £14.85m, Pre-Tax Profit £486,554 and Shareholders' Funds £5.76m)	17 years from 25th March 2003	£6,000 (Original rent)	FRI
Shop 2 (Left Shop)	Internal Width 13'0" Shop Depth 27'10" WC	J. Lehmann (Dental Technician)	24 years from 25th February 2004	£8,125	FRI Rent Reviews 2016 (Not actioned), 2020 & 2024
Flat	3 Rooms, Kitchen, Bathroom, WC	Individual	150 years from 1st October 2014	£100	FRI
TOTAL				£14,225	

£14,225 per annum

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

VENDOR'S SOLICITORS
Philip Ross - Tel: 020 7636 6969
Ref: A. Williams Esq. - Email: alun.williams@philipross.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