



**SITUATION**

Occupying a prominent position at the intersection of Church Road and Brent Street, opposite **Lloyds Bank** and close to **William Hill** and other specialist retailers and restaurants serving the local residential area.

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefiting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

**PROPERTY**

A substantial and attractive mid terraced building comprising a **Ground Floor Banking Hall** with internal access to a **Basement / Strong Room** and separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition, the property benefits from a rear parking area for approx. 4 cars.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£42,800 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

6 WEEK COMPLETION



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank with Basement/ Strong Room	<b>Ground Floor Bank</b> Gross Frontage 78'1" Internal Width 57'3" Bank Depth 33'1" Built Depth 48'8" Banking Hall Area Approx. 1,570 sq ft <b>Basement / Strong Room</b> Area Approx. 575 sq ft 3 WC's	<b>National Westminster Bank Plc</b> (T/O for Y/E 31/12/15 <b>£8.44bn, Pre-Tax Loss £914m and Shareholders' Funds £14.82bn)</b>	20 years from 10th June 2005	£42,500	FRI by way of service charge (capped at £4,500 p.a. subject to annual RPI reviews) <b>Rent Review 2020.</b> <b>Note 1: NatWest have advised that this branch will cease trading on 27th September 2017.</b>
Nos. 91A, B & C (First, Second & Third Floor Flats)	3 Flats - Not inspected	Various	Each 125 years from 20th November 2002	£300 (£100 per flat)	Each FRI <b>Rent rises by £150 every 25 years.</b>
<b>TOTAL</b>				<b>£42,800</b>	

**Note 2: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to auction.**

**VENDOR'S SOLICITORS**

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