## LOT 6

# 91/93/95 Church Road,\*Reserve belowHendon,£1,000,000London NW4 4DSAPPROX. 8 YEARS UNEXPIRED TO NATWEST BANK PLC



#### 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.

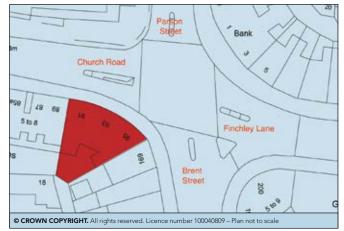
Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

#### 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 91/93/95 Church Road, Hendon, London NW4 4DS



#### **TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank with Basement/ Strong Room	Ground Floor BankGross Frontage78'1"Internal Width57'3"Bank Depth33'1"Built Depth48'8"Banking Hall AreaApprox. 1,570 sq ftBasement / Strong RoomAreaAreaApprox. 575 sq ft3 WC's3WC's	National Westminister Bank Plc (T/O for Y/E 31/12/15 £8.44bn, Pre-Tax Loss £914m and Shareholders' Funds £14.82bn)	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) Rent Review 2020. Note 1: NatWest have advised that this branch will cease trading on 27th September 2017.
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 Rent rises by £150 every 25 years.
			TOTAL	£42,800	

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 Morgan Has Solicitors - Tel: 020 8805 3746 Ref: B. Cetin- Email: bektas@morganhas.co.uk

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