

6 WEEK COMPLETION



SITUATION

Located in a prominent position near to the junction with Sheepcote Road and within close proximity to the pedestrianised St Ann’s Road and St Ann’s Shopping Centre. Other nearby occupiers include **Lloyds Bank, New Look, Debenhams, Wenzel’s** and **Subway**. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors (see Note 1).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19’9"
Internal Width (max)	17’0"
Shop Depth	51’4"
Built Depth	66’0"
WC	

First and Second Floor Flat

Not Inspected - Believed to be 5 Bedrooms (each with Shower/WC) and a Kitchen.

VAT is applicable on 80% of the purchase price on this Lot

£25,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the ‘Notice to all Bidders’ page.

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. Choudhury & R. Khan (Household goods)** for a term of 15 years from 29th September 2005 at a current rent of **£25,000 per annum** exclusive.

Rent Reviews 2015 (Outstanding – Landlord quoted £33,500 pa) and 2020

Note 1: The tenant has informed us that he is in the process of renewing his HMO Licence for the Flat and that the Local Authority has asked him to carry out some alterations before renewing the said Licence.

Note 2: £6,250 Rent Deposit held.

Note 3: The tenant trades as a restaurant from the adjoining shop (No. 265) and a small part of the rear of No. 267 is used as a kitchen for No. 265.

Note 4: There is a Licence enabling the Local Authority to attach a security camera to the front of the property which can be terminated by the freeholder at any time on 6 months prior notice.

VENDOR’S SOLICITORS

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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 £750 (including VAT) upon exchange of contracts