



SITUATION

Located at the busy intersection of East Lane and the A404 Watford Road in this established local shopping parade, adjacent to **William Hill** and a **Premier Convenience Store**, opposite **Daniel's Estate Agents** and being within a mile of North Wembley Station. (Underground or Overground Lines). Court Parade lies midway between Harrow-on-the-Hill and Wembley and is 2 miles west of Wembley Stadium.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with rear service road access to a **private yard for parking 2/3 cars** and communal front stairway access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|-------------------------------|---|---|--------------------------------|-------------------|---|
| No. 9 (Ground Floor Shop) | Gross Frontage 26'0" Internal Width 24'2" narrowing to 19'0" Shop Depth 43'0" Timber Stores 475 sq ft 2 WCs | Mr M Mashhadani (Signs & Blinds) | 10 years from 6th May 2011 | £11,000 | FRI Rent Review 2021 |
| No. 9A (First Floor Flat) | 2 Rooms, Kitchen, Bathroom/WC | Individual(s) | 1 year from 14th December 2017 | £11,400 | AST £ 1,315 Rent Deposit held |
| No. 9B (Second Floor Flat) | 2 Rooms, Kitchen, Bathroom/WC | Individual(s) | 1 year from 1st April 2017 | £9,000 | AST £ 1,004 Rent Deposit held |
| TOTAL | | | | £31,400 | |

£31,400 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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



JOINT AUCTIONEERS
Wild Property Consultancy – Tel: 01295 817 606
Ref: N.Wild – Email: neil@wild-property.co.uk
VENDOR'S SOLICITORS
Plainlaw LLP - Tel: 01865 240 202
Ref: S. Stratton - Email: stephen.stratton@plainlaw.co.uk

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