

6 WEEK COMPLETION



SITUATION

Located in this well-known main retail thoroughfare very close to Edgware Station (Northern Line) and close to **The Broadwalk Shopping Precinct** which include **Marks & Spencer, WH Smith, Sainsbury's** and being close to multiples such as **Nando's, William Hill, Nationwide, Baskin Robbins, Tesco Express** etc.

VAT is NOT applicable to this Lot

FREEHOLD

£61,600 p.a. incl. estimated rent for Vacant Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

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

PROPERTY

A terraced property comprising a **Ground Floor Shop** with a rear parking space and separate rear access via a vehicular service road and a communal staircase to **3 Self-Contained Flats** on the first and second floors. The windows are mainly uPVC double glazed and each flat is carpeted and benefits from a fully fitted kitchen to include an electric hob/oven, fridge/freezer and washing machine.

Note 1: There is also a 10'10" x 5'0" vacant brick store at the rear which currently has the benefit of Small Business Rate Relief.

Note 2: The second floor flat roof and first floor flat roof were renewed in 2014.

3H PROPERTY CONSULTANTS
3H Property Consultants – Tel: 020 7286 8363
Ref: R. Hayim – Email: roy@threeh.co.uk

JOINT AUCTIONEERS
VENDOR'S SOLICITORS
Royds Withy King – Tel: 020 7583 2222
Ref: B. Nahar – Email: bharat.nahar@roydswithyking.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 £750 (including VAT) upon exchange of contracts



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'9" Internal Width 18'9" Shop Depth 54'6" Built Depth 78'6" Shower, WC Area Approx. 1,250 sq ft	G. & P. Gregoriou (Thai Massage)	15 years from 5th December 2014	£25,000	FRI Rent Reviews and Tenant's Breaks 2019 & 2024. £6,250 Rent Deposit held.
Flat No.28a (First Floor)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 625 sq ft)	Individual	1 year from 2nd March 2018	£13,800	AST. £1,204.62 Rent Deposit held.
Flat No.28b (First Floor)	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 345 sq ft)	2 Individuals	1 year from 6th April 2017	£10,200	AST. Holding over. £1,245 Rent Deposit held.
Flat No.28c (Second Floor)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 592 sq ft)	VACANT		Previous let at £12,600	

TOTAL incl. estimated rent for Flat 28c	£61,600
--	----------------