



SITUATION

Occupying a prominent corner position at the junction with Barnfield Road in this established shopping centre amongst such multiples as **William Hill, Peacocks, Barclays, Ladbrokes, Oxfam, Poundland, Greggs, Subway** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line). Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A corner building comprising a **Ground Floor Double Fronted Café** with **Office Accommodation** at rear first floor plus separate rear access to **4 Self-Contained Flats** at front first and second floor level which benefits from entry phone systems (not tested) and uPVC windows.

VAT:

Approx. 14% of the sale price will be subject to VAT – see Special Conditions of Sale.

FREEHOLD

£69,300 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 146–148 (Ground Floor Double Café & First Floor Offices)	Ground Floor Double Café Gross Frontage 39'4" Return Frontage 63'7" Internal Width 38'0" Shop Depth 45'9" Built Depth 63'7" Staff & Customer WCs Area Approx. 2,240 sq ft Rear First Floor Offices Area Approx. 140 sq ft WC	Coffee Kahawa Limited (Having 7 franchised branches of Costa Coffee)	10 years from 13th December 2014	£30,000	FRI Valuable Rent Review 2019. Note: The current Rateable Value is £58,000
Flat 146A (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 10th August 2017	£12,000	AST
Flat 146B (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	Regulated	£7,200	
Flat 148A (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 23rd February 2010	£8,700	AST. Holding over.
Flat 148B (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 4th December 2017	£11,400	AST
TOTAL				£69,300	

VENDOR'S SOLICITORS

Ingram Winter Green LLP – Tel: 020 7845 7400
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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