



SITUATION

Close to the junction with Priory Park Road in this busy retail thoroughfare opposite **Subway** and **KFC** and amongst other multiples including **Aldi**, **Poundland**, **Costa**, **Sports Direct**, **TK Maxx**, **Vodafone**, **Halifax** plus a host of local traders.

Kilburn High Road (A5) provides direct road access to central London, 5 miles to the south and is well served by Kilburn and Kilburn Park Underground Stations (Bakerloo & Jubilee Lines) and by numerous bus routes.

PROPERTY

A mid-terrace building comprising **2 Ground Floor Shops** with separate rear access to **3 Self-Contained Flats** planned on first, second and third floors.

The property includes a yard and a brick built **Store** at the rear.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 190 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	9'1" 8'0" 40'5" 51'0"	M. & M. Koteki (Locksmiths/ Tailors)	10 years from 6th July 2018 (Renewal of a previous lease)	£21,000	FRI Rent Review 2023. Tenant's Break 2024.
No. 190b (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	11'4" 10'10" 39'6" 50'6"				
No. 190a Flats 1, 2, & 3 (First, Second & Third Floors)	3 Flats – Not inspected					
190A Kilburn High Road Management Company				125 years from 25th March 1985	£200	FRI
					Total: £44,200	

£44,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Radius Law

Tel: 020 7495 4337 Ref: Latasha Turney-Harris

Email: latasha.turney-harris@radiuslaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts

*Refer to points 9 and 10 in the 'Notice to all Bidders' page