



## SITUATION

Located close to the junction with Parkfield Road in this prominent trading position, adjacent to **William Hill** and **Barclays** and being within 100 yards from South Harrow Underground Station (Piccadilly Line). Other nearby multiple retailers include **Costa**, **Lloyds Bank**, **Poundland**, **Cakebox**, **KFC**, **Paddy Power**, **Iceland** and **Superdrug**. South Harrow is a popular suburb situated approx. 10½ miles north-west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floor levels. In addition, the property includes a **rear hard standing area for 2 cars**, which is accessed via a gated service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'11" Internal Width 18'4" narrowing at rear to 14'5" Shop Depth 26'1" Built Depth 49'0" WC Plus 1 Car Parking Space	<b>Wenzels the Bakers Limited</b> (Having over 60 branches) (T/O for Y/E 31/03/18) <b>£23.06m Pre-Tax Profit</b> <b>£2.57m and Shareholders' Funds £3.52m)</b>	10 years from 24th May 2017 (In occupation since 2006)	£21,000	FRI Rent Review May 2022. Tenant's Break December 2021.
First & Second Floor Flat	Not inspected Plus 1 Car Parking Space	Individual	From 25th December 1991 to 24th December 2180	Peppercorn	FRI
				<b>Total: £21,000</b>	

**£21,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Joshua Platt**

### Joint Auctioneers

R H Rose Associates  
Tel: 020 8954 9288 Ref: Robert Rose  
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### Vendor's Solicitors

Greenwoods GRM LLP  
Tel: 020 7242 0631 Ref: David Schreiber  
Email: dschreiber@greenwoodsgm.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