



SITUATION

Occupying a prominent corner position at the junction with Manor Park Crescent and High Street, amongst a host of local traders as well as being just a short walk from Edgware Underground Station (Northern Line).

Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

A substantial corner building comprising:

- **Ground & First Floor Clinic (D1 Use) – see Note**
- **5 Self-Contained Flats (3 x 2 beds, 1 x 1 bed & 1 x studio)**
planned on first, second and third floor levels accessed directly from the High Street.
- **Car Park for 2 cars.**
- **2 Ground Floor Units with Basement.**

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to create additional Residential Units by converting the Clinic and extending on to the side car park, subject to obtaining possession and the necessary consents.

Note 2: Floor Plans available from the Auctioneers.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 114a (Ground & First Floor Clinic plus side Car Park)	Ground Floor GIA Approx. 430 sq ft First Floor GIA Approx. 415 sq ft Total GIA Approx. 845 sq ft Plus side Car Park for 2 cars	Dr M Sadri (Hair transplant clinic)	5 years from 24th August 2018 (excl. s.24-28 of L & T Act 1954) (In occupation since 2016)	£19,750	FRI (subject to a schedule of condition). Mutual Break at any time on 6 months prior notice. £4,937.50 Rent Deposit held.
Flat 1 (First Floor)	2 Bedrooms, Living Room, Kitchen (with utility room), Bathroom/WC (GIA Approx. 592 sq ft)	Individual	1 year from 27th June 2019	£12,999.96	AST £1,274 Rent Deposit held.
Flat 2 (First Floor)	Studio, Kitchen, Bathroom/WC (GIA Approx. 273 sq ft)	Individual	1 year from 2nd October 2018	£8,580	AST £990 Rent Deposit held.
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 447 sq ft)	Individual (with personal guarantor)	1 year from 1st September 2018	£12,219.96	AST £1,410 Rent Deposit held.
Flat 4 (Second Floor – split level)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)	2 Individuals	1 year from 17th August 2018 (new 1 year tenancy signed from 17th August 2019)	£12,999.96 (rising to £13,260 from 17th August 2019)	AST £1,470 Rent Deposit held.
Flat 5 (Third Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus roof terrace (GIA Approx. 671 sq ft)	Individual	1 year from 28th November 2018	£14,040	AST £910 Rent Deposit held.
Nos. 112-114 High Street	2 Ground Floor Units and Basement Not inspected	575 Finchley Road Ltd (Safe Deposit Centre)	999 years from 25th December 2004	Peppercorn	FRI
				Total: £80,589.88	

£80,589.88 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Integral Law

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