



## SITUATION

Located in a prominent trading position amongst such multiples as **William Hill** and **Tesco** and opposite a **Travel Lodge** and a host of local traders. The property is very close to the pedestrianised precinct of Harrow Town Centre with Harrow and Wealdstone Station (Bakerloo and Overground Lines) being only a ½ mile away. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 18'6" Shop Depth 38'9" Built Depth 47'1" 2 WCs	<b>Shires Property and Management Ltd (with guarantor) t/a Hunters Estate Agents (see Note)</b>	10 years from 16th October 2012	£20,500	FRI <b>Note: Hunters is one of the UK's leading estate agents with over 200 branches in England and Wales – visit <a href="http://www.hunters.com">www.hunters.com</a></b>
First and Second Floor Flat	6 Rooms, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	125 years from 25th March 1988	£50	FRI <b>Rent rising to £100 p.a. in 2021 and then by £100 p.a. every 33 years thereafter.</b>
				<b>Total: £20,550</b>	

<sup>1</sup>Not inspected by Barnett Ross

**£20,550** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Sinclair's Solicitors  
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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