



## SITUATION

Occupying a prominent trading position in this well established local shopping parade at the corner of the busy junction with Preston Road, only ½ a mile from Wembley Park Underground Station (Jubilee & Metropolitan Lines) and Wembley Stadium.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular Road (A406) and the M1 (Junction 1).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Maisonette** with gas fired central heating on the first and second floors. There is vehicular access to the rear via a communal service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 (Ground Floor Shop)	Gross Frontage 26'10" Shop: Internal Width 19'0" Rear Width 9'6" Shop Depth 28'0" WC	<b>K. S. Limbani (Hairdresser's)</b>	20 years from 25th March 2011 (by way of a reversionary lease) (excl. s.24-28 of L & T Act 1954)	£10,000	FRI <b>Rent Reviews 2021 and 2026</b>
No. 5a (Maisonette)	1st Floor – 3 Rooms plus WC and Shower 2nd Floor – 3 Rooms plus WC and Shower (GIA Approx. 805 sq ft)			<b>VACANT</b>	<b>Note: These 6 rooms were previously let as 6 HMO units and each is fitted with a sink.</b>
				<b>Total: £10,000 Plus Vacant Maisonette</b>	

**£10,000 p.a. Plus  
Vacant Maisonette**

### Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

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

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