



SITUATION

Located close to the junction with Lechmere Road, adjacent to a **Post Office** and amongst such multiples as **Dominos**, **H&T Pawnbrokers** and **Ladbroke's** as well as a host of local traders. Willesden is a popular and sought after suburb approx. 5½ miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Large Self-Contained Flat** on the first and second floors ([see Note](#)).

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Internal Width 12'3" widening at rear to 15'11" Shop Depth 28'5" Built Depth 60'10" Rear Prep/Cold Store Approx. 410 sq ft Ext. Rear Store Approx. 435 sq ft + ext. WC Basement (not inspected)	D. Farrell (Butchers)	10 years from 1st July 2011 (In occupation for over 20 years)	£14,000	FRI Rent Review July 2016 (Outstanding)
First and Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom with Shower Cubicle, & separate WC (GIA Approx. 1,115 sq ft)	Individual	1 year from 6th March 2019	£20,700	AST. £1,650 Rent Deposit held.
				Total: £34,700	

Note: There is potential to extend the second floor of the flat at the rear of the property, subject to obtaining the necessary consents.

£34,700 per annum

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

Joint Auctioneers

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Vendor's Solicitors

Sinclair's
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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