



## SITUATION

Located in a prominent trading position on Kenton Lane at its Junction with Belmont Circle roundabout amongst such multiples as **Domino's**, **Costa Coffee**, **Papa John's**, **Wenzels**, **William Hill**, **Lloyds Pharmacy** and diagonally opposite **Tesco Express**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop (with A3 Use)** with separate rear access to a **Self-Contained Flat** on the first and second floors. There is a rear service road allowing vehicular access for unloading.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'9" Shop Depth 38'9" Built Depth 81'7" Sales Area 650 sq ft Prep/Storage Area 465 sq ft + WC	<b>Mrs U. Bheda t/a Shivams (Indian Sweets and Confectionary shop)</b>	15 years from 31st May 2012	£15,250	FRI (subject to schedule of condition) <b>Rent Review 2022</b>
First & Second Floor Flat	3 Bedrooms and a box room, Living Room, Kitchen, Bathroom/WC (GIA Approx. 1,060 sqft)	<b>Individual</b>	6 months from 1st January 2020	£19,200	AST. Gas CH and uPVC windows. <b>Note: There is potential to convert the upper part into 2 self-contained flats, subject to planning.</b>
				<b>Total: £34,450</b>	



**£34,450** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** 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

## Vendor's Solicitors

Axiom Stone  
Tel: 020 8951 6984 Ref: Jaymini Ghelani  
Email: jg@axiomstone.co.uk