



## SITUATION

Occupying a prominent trading position in this busy residential and commercial centre and being within a few hundred yards of Rayners Lane Underground Station (Metropolitan & Piccadilly Lines). Nearby multiple retailers include **Subway, KFC, Post Office, Costa, Iceland** and **Domino's** as well there being a host of local traders.

Rayners Lane is a popular suburb situated approx. 9½ miles north-west of central London.

## PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop** and **3 Self-Contained Flats** planned over 4 floors ([see photograph of rear of property](#)). One flat is accessed from the front of the property via a communal balcony and the other two flats are accessed via the rear of the property.

The property also includes a rear yard for parking 2 to 3 cars.

**VAT is NOT applicable to this Lot (see Special Conditions of Sale)**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 463)	Gross Frontage 20'0" Internal Width 14'5" widening to 17'6" Shop Depth 29'4" Built Depth 53'1" Store Room Area WC	<b>Alaia Trade Limited (Off Licence &amp; Grocers)</b>	20 years from 22nd March 2016	£21,000 <b>(rising to £23,000 in 2024, £26,000 in 2028 &amp; £28,000 in 2032)</b>	FRI
First & Second Floor Flat (No. 463a)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC plus Store Room (GIA Approx 1,065 sq ft <sup>1</sup> )	<b>Individual</b>	AST	£12,975	Holding over.
Lower Ground Floor Flat (Front)	1 Bedroom, Kitchen, Shower Room/WC, Corridor/Seating Area plus Store Room.	<b>2 Individuals</b>	AST	£10,800	Holding over.
Lower Ground Floor Flat (Rear)	Studio Room incl. Kitchenette plus Bathroom/WC			<b>VACANT</b>	
				<b>Total: £44,775 plus Vacant Flat</b>	

<sup>1</sup>Area taken from EPC.



Rear of property



**£44,775** p.a.  
**Plus Vacant Flat**

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

**Vendor's Solicitors**

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**