

## **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.  $9 \ensuremath{\rlap/} 2$  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.

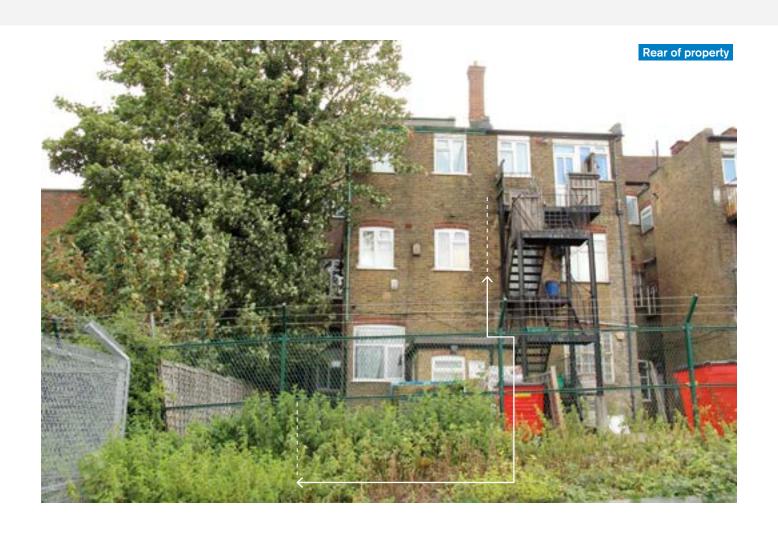
VAT is NOT applicable to this Lot (see Special Conditions of Sale) FREEHOLD

## **TENANCIES & ACCOMMODATION**

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 463)	Gross Frontage Internal Width widening to Shop Depth Built Depth Store Room Area WC	20'0" 14'5" 17'6" 29'4" 53'1" Approx. 185 sq ft	Alaia Trade Limited (Off Licence & Grocers)	20 years from 22nd March 2016	\$21,000 (rising to £23,000 in 2024, £26,000 in 2028 & £28,000 in 2032)	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> )		Individual	AST	£12,975	Holding over.
Lower Ground Floor Flat (Front)	1 Bedroom, Kitchen, Shower Room/WC, Corridor/Seating Area plus Store Room.		2 Individuals	AST	£10,800	Holding over.
Lower Ground Floor Flat (Rear)	Studio Room incl. Kito plus Bathroom/WC	henette			VACANT	
<sup>1</sup> Area taken from EPC.					Total: £44,775 plus Vacant Flat	







Minaides Robson Solicitors Tel: 020 8346 9628 Ref: Ms K. Onoufriou Email: konoufriou@minaidesrobson.co.uk