

Lot 1

42a & 42b The Broadway and
1, 3 & 3a Broadway House,
Mill Hill, London NW7 3LH

***Guide: £250,000**
In same ownership for over 40 years
6 week completion



SITUATION

Located on a prominent position on this established retail thoroughfare amongst a host of multiple retailers including **Marks & Spencer, Costa, Iceland, Boots, WH Smith, Tesco Express** and **Santander**. Mill Hill Broadway Rail Station (Thameslink) is just a few hundred yards distant with direct access to King's Cross St Pancras International. Mill Hill is a popular and affluent residential suburb situated some 10 miles north-west of central London with easy access to the M1 (Junction 4) and M25 (Junction 23).

PROPERTY

An end of terrace building comprising **2 Half Shops** together with a separate front entrance to a **Dental Surgery** on the first floor and **2 Self-Contained Flats** on the second and third floors.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 1977 at a peppercorn ground rent (**thus having approx. 955½ years unexpired**).

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

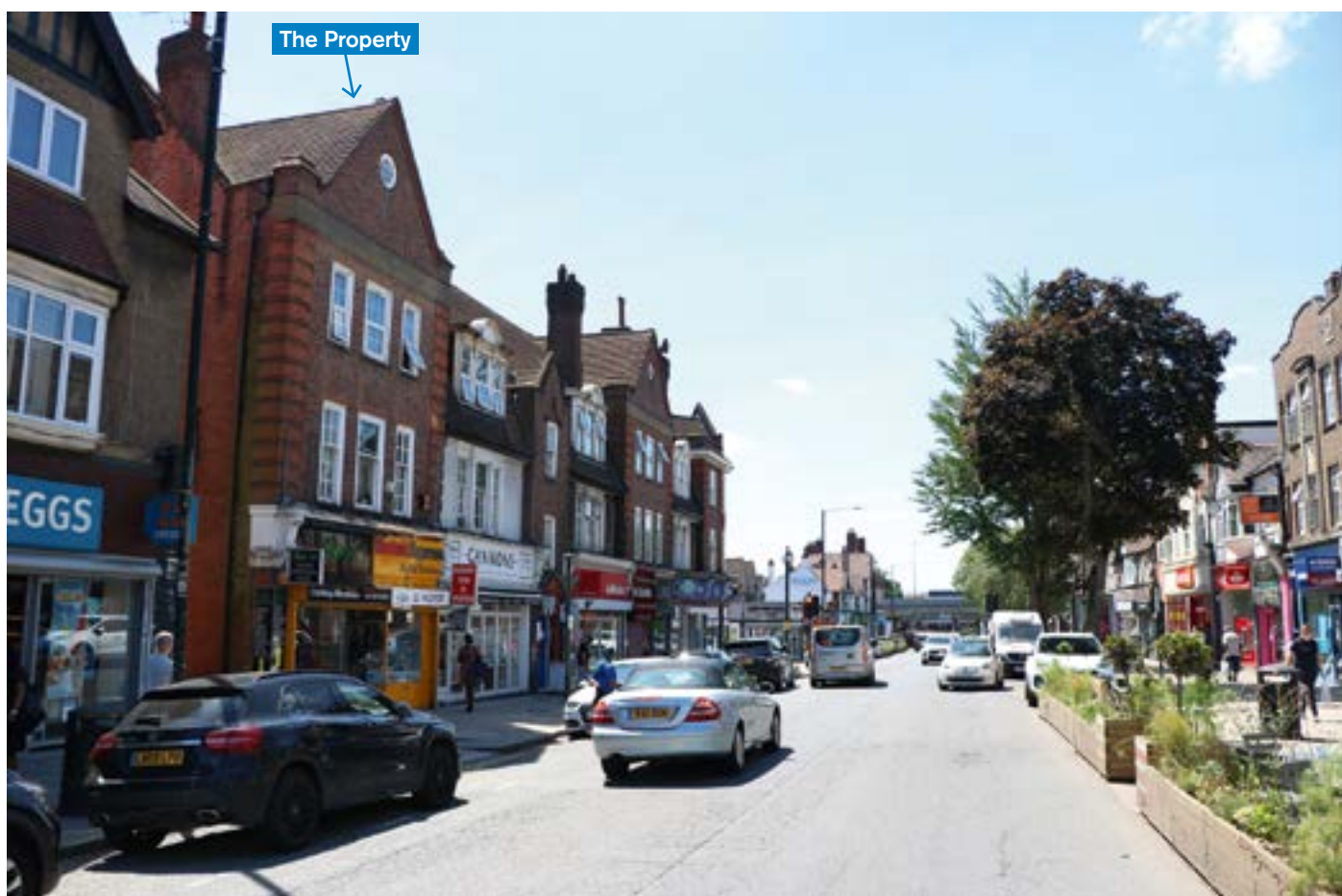
£18,175 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Gregory Abrams Davidson LLP
Tel: 020 8209 0166 Ref: Peter Joseph
Email: pjoseph@gadlegal.co.uk

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'**



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks | |
|---|---|--------------------------------|--|---|--|---|
| No. 42a (Shop) | Internal Frontage Internal Width narrowing to Shop Depth | 5'5" 8'1" 5'5" 40'1" | Brish Fones & Imaging Ltd (Photographic services) | 5 years from 29th February 2020 (excl. s.24-28 of L & T Act 1954) | £9,000 | Effectively FRI Mutual Break 2023. |
| No. 42b (Shop) | Internal Frontage Internal Width (max) Shop Depth Built Depth WC (shared with shop 42a) | 7'1" 7'9" 33'0" 49'9" | P. Sherify (Clothing alterations) | 10 years from 29th February 2020 (excl. s.24-28 of L & T Act 1954) | £9,000 | Effectively FRI Rent Reviews 2025 and 2030. £4,000 Rent Deposit held. |
| Dental Surgery (Flat 1 – 1st Floor) | Area Approx. 820 sq ft | 2 Individuals | 179 years from 30th September 1977 | £125 | FRI Rent rises by £25 p.a. every 25 years. | |
| Flat 3 (Part 2nd Floor) | Not inspected | Individual(s) | 125 years from 28th January 2002 | £25 | FRI Rent rises by £25 p.a. every 25 years. | |
| Flat 3a (Part 2nd & 3rd Floors) | Not inspected | Individual(s) | 125 years from 28th January 2001 | £25 | FRI Rent rises by £25 p.a. every 25 years. | |
| | | | | Total: £18,175 | | |