



SITUATION

Close to the junction with Quex Road in this busy retail thoroughfare, opposite **Santander**, diagonally opposite **McDonald's** and amongst other multiples including **T K Maxx**, **Sports Direct**, **Vodafone**, **Aldi Local**, **O2**, **SpecSavers**, **Poundland** plus a host of local traders.

Kilburn High Road (A5) provides direct access to Central London, 5 miles to the south and is well served by Kilburn and Kilburn Park Underground Stations (Bakerloo & Jubilee Lines) and by numerous bus routes.

PROPERTY

A mid-terrace building comprising **2 Ground Floor Shops** and a **Basement** together with separate rear access via Leith Yard to **Self-Contained Residential Accommodation** planned on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

£70,800 per annum

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

Vendor's Solicitors

Protopapas Solicitors

Tel: 020 7636 2100 Ref: Maria Pachomiou

Email: maria.pachomiou@protopapas.co.uk

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

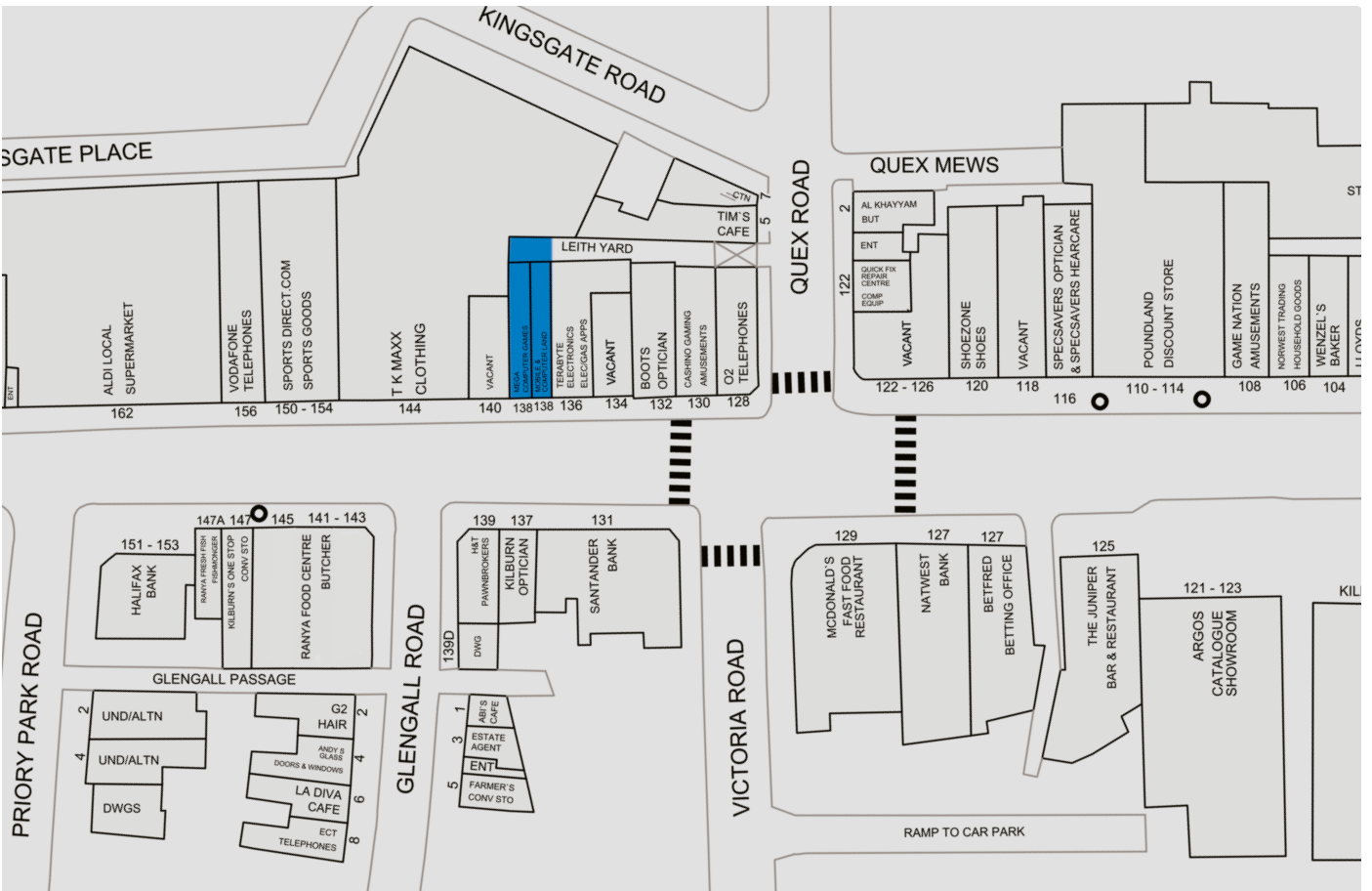


The Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 138 Ground Floor Shop (Left Unit) plus Basement	Ground Floor Shop Gross Frontage 8'10" Internal Width 7'6" (max) Shop Depth 49'7" Built Depth 65'2" WC Basement Area Approx. 410 sq ft	M. A. Hossain (t/a Mega Games)	10 years from 25th May 2019 (Renewal of a previous lease) (excl. s24-28 of L & T Act 1954)	£34,000	FRI Rent Review 2024
No. 138a Ground Floor Shop (Right Unit)	Gross Frontage 10'4" Internal Width 9'6" widening at rear to 11'4" Shop Depth 49'6" Built Depth 65'2" WC	E. Samandar (t/a Mobile & Computer Land)	15 years from 5th May 2022 (Renewal of a previous lease) (excl. s24-28 of L & T Act 1954)	£36,500	FRI Rent Reviews 2027 and 2032
5 Leith Yard (First, Second & Third Floors)	Residential – Not inspected	Minds Limited	999 years from 21st November 2003	£300	FRI
				Total: £70,800	

View opposite Property



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