



SITUATION

Occupying a prominent corner position in this busy parade of shops, at the junction of Stonegrove and London Road, serving this affluent residential area, within ½ a mile of Stanmore Station (Jubilee Line) and approximately 10 miles north-west of central London.

PROPERTY

A mid terrace building comprising **2 Half Shops** on the ground floor with separate front access to **2 Self-Contained Flats** on the first and second floors.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Ground Floor Half Shop)	Internal Width widening to Shop Depth Built Depth WC	R. N. Akhtar t/a Master Dry Cleaners & Launderette	20 years from 29th September 2014 (Renewal of a previous Lease)	£12,750	FRI (excluding roof, stairwell and electric wiring that serves the flats) Rent Reviews Sept. 2019 (Not Actioned), 2024 and 2029
No. 8c (Ground Floor Half Shop)	Internal Width widening to Shop Depth Built Depth WC	I. Bahamin t/a Master Barbers	15 years from 19th July 2010	£10,000	IRI Rent Reviews July 2015 and 2020 (Not Actioned)
No. 8a (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not inspected)	Individual	224 years from 17th September 1986	Peppercorn	FRI
No. 8b (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not inspected)	Individual(s)	189 years from 25th July 1986	Peppercorn	FRI
				Total: £22,750	

£22,750 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5B of the Landlord and 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.

Vendor's Solicitors

Gunner Cooke
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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'**