Lot 7

22 The Market Place, Falloden Way, Hampstead Garden Suburb, London NW11 6JJ



SITUATION

Located between the junctions with Kingsley Way and Northway in this well established parade that includes a **Post Office**, **Godfrey & Barr** and **Sherrards**, all serving the surrounding affluent and sought after residential area.

Hampstead Garden Suburb lies approximately 6 miles north of central London.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on the upper floors. In addition, the property includes a rear hard standing area for parking/loading accessed via a rear service road.

Note: The tenant of the shop also trades from the adjoining shop (No. 24) which intercommunicates with No. 22, but this is not included in the sale.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Area Approx. 817 sq ft1	Medivet Group Limited (See Tenant Profile)	15 years from 1st March 2017	£24,000	FRI Rent Reviews 2023 and 3 yearly.
Upper Floors (3 Flats)	3 Flats – Not inspected		Each to be 150 years from completion	Peppercorn	Each FRI
¹ Not inspected by Barnett Ross. Area provided by Vendor.				Total: £24,000	

TENANT PROFILE

Founded in 1987, Medivet is a veterinary owned and led group of more than 350 branches with 24 state-of-the art, 24 hour veterinary centres across the UK (Source: www.medivet.co.uk).

For Y/E 30/04/21, Medivet Group Limited reported a T/O of 220.7m, Pre-Tax Profit of 2.5m and Equity Shareholders' Funds of 26.3m.



Vendor's Solicitors Solomon Taylor & Shaw LLP Tel: 020 7431 1912 Ref: Gary Phillips Email: gary@solts.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of $\pounds1,000$ plus VAT upon exchange of contracts *Refer to points 9 and 10 in the 'Notice to all Bidders'

