



## 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**

## TENANCIES & ACCOMMODATION

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

<sup>1</sup>Not inspected by Barnett Ross. Area provided by Vendor.

## 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](http://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.

**£24,000** per annum

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

## Vendor's Solicitors

Solomon Taylor & Shaw LLP  
Tel: 020 7431 1912 Ref: Gary Phillips  
Email: [gary@solts.co.uk](mailto:gary@solts.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'**

