



SITUATION

Located close to the junction with Hay Lane within this well established retail parade amongst a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru, a Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors with uPVC double glazing. In addition, the property includes a **rear hardstanding area for parking**.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	16'11"
Internal Width	15'6"
Shop Depth	34'3"
Built Depth	40'11"
WC	

First & Second Floor Flat

5 Rooms, Kitchen, Shower Room/WC, plus sep. WC
(GIA of Flat Approx. 928 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. Zhou as a Chinese Take-Away** for a term of 20 years from 29th September 2017 (**renewal of a previous lease**) at a rent of **£22,000 per annum** exclusive (**see Note 1**).

Rent Reviews 2027 and 2032.

There is a **£9,848.02 Rent Deposit held**.

Note 1: The tenant is currently paying £19,500 p.a. with an agreed increase to £22,000 p.a. on 1st April 2024.

Note 2: Nos. 273 & 275 Edgware Road are also being offered for sale in this auction – see Lots 3 & 4

£22,000 per annum

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

Vendor's Solicitors

Keystone Law

Tel: 020 3319 3700 Ref: Graham Goldspink

Email: graham.goldspink@keystonelaw.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'**

