



SITUATION

Located opposite the junction with North Road in this established shopping centre, amongst such multiples as **Iceland** and **Poundland** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front entrance to a **Self-Contained Flat** at first floor level.

There is a rear service road allowing vehicular access to off-street parking for 2 cars – some adjacent properties have built large single storey extensions over their yard areas.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'2"
Internal Width 12'11"
widening to 16'3"
Shop Depth 33'10"
Built Depth 47'3"
2 WCs

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC
(GIA of flat Approx. 466 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **E. Haljilji as a Beauty Salon (see Note 1)** for a term of 20 years from 26th June 2015 at a current rent of **£20,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Note 1: The lessee is just finishing a refurbishment of the shop and intends to operate as a Beauty Salon once the works are completed.

Note 2: The lease prohibits any sub-letting of part only of the premises which includes the flat.

Note 3: Refer to the Auctioneers for the video tour of the Flat.

£20,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: David Spitzer
Email: dspitzer@bnilaw.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'**

