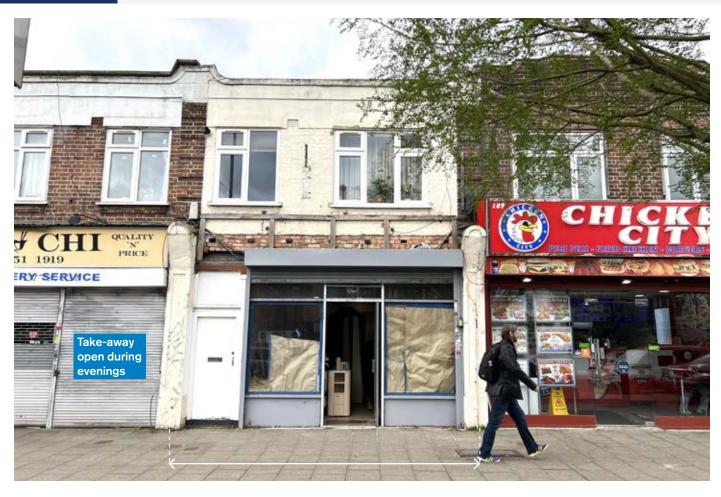
First time on the market for over 30 years

6 week completion



#### **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**

17'2" Gross Frontage 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.

Vendor's Solicitors

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