



## SITUATION

Close to the junction with Barnfield Road in this established shopping centre, amongst such multiples as **Costa Coffee, Poundland, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** 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 terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on first and second floors.

[Refer to the Auctioneers for the video tour of Flat 152a.](#)

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: The adjacent property (Nos. 150/150a) is also being offered for sale in this auction – see Lot 8.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 152 (Ground Floor Shop)	Gross Frontage 19'3" Internal Width 17'10" Shop Depth 38'8" Built Depth 66'0" Sales Area Approx. 689 sq ft Store Area Approx. 329 sq ft WC <b>Total Area Approx. 1,018 sq ft</b>	<b>A. Aden</b> <b>t/a Think Repair</b> <b>&amp; Unisex Salon</b> <b>(Mobile Phone</b> <b>Repairs &amp;</b> <b>Hairdressers/</b> <b>Barbers)</b>	20 years from 20th June 2017	£25,000	FRI <b>Rent Review June 2022</b> <b>(Outstanding)</b> <b>and 5 yearly.</b>
No. 152a (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 425 sq ft</b>	<b>2 Individuals</b>	1 year from 24th March 2023	£12,000	AST. Holding Over. <b>£925 Rent Deposit</b> <b>held.</b>
No. 152b (Second Floor Flat)	Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 452 sq ft<sup>1</sup></b>	<b>2 Individuals</b>	1 year from 21st October 2023	£12,300	AST <b>£690 Rent Deposit</b> <b>held.</b>
				<b>Total: £49,300</b>	

<sup>1</sup>Area taken from EPC



**£49,300** per annum

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

#### Vendor's Solicitors

Edwards Duthie Shamash  
Tel: 020 8514 9000 Ref: Micheal Bonehill  
Email: michael.bonehill@edslaw.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'**