

Lot 13

105a High Street, Edgware,
Middlesex HA8 7DB

***Guide: £170,000+**

Freehold Retail Investment

Gross Yield 9.5%

6 week completion



SITUATION

Occupying a prominent position close to the junction with Whitchurch Lane in this popular retail thoroughfare, nearby multiples such as **William Hill**, **Domino's** and **Cake Box** and a variety of independent traders, as well as being just a short walk from Edgware Underground Station (Northern Line).

Edgware is a sought-after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

An attractive detached building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'1"
Internal Width	17'5"
Shop Depth	10'11"
Built Depth	12'8"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

Interior view



TENANCY

The entire property is let on a repairing and insuring lease to **Coco London Limited (Waffles & Crepes – visit: www.coco-london.co.uk)** for a term of 5 years from 22nd August 2022 (excl. s24–28 of L & T Act 1954) at a current rent of **£16,200 per annum** exclusive.

There is a £5,000 Rent Deposit held.

£16,200 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Lynn Murray & Co

Tel: 01483 268 847 Ref: Ailsa Quinn

Email: ailsa@lynnmurray.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'**

