

Lot 1

34 High Street, Wealdstone,
Middlesex HA3 7AB

***Guide: £200,000**
Valuable Reversion in approx. 8½ years
In the same ownership for approx. 46 years
6 week completion



SITUATION

Located close to the junction with Palmerston Road within this popular mixed commercial and residential suburb, adjoining **Betfred**, opposite **Anytime Fitness** and amongst such multiples as **Greggs**, **Specsavers**, **Asda Supermarket**, **Poundland**, **Boots**, **Wenzels**, **Ladbrokes** and **The Gym Group**.

The property is a few minutes' walk from Harrow and Wealdstone Station (Bakerloo Line, Lioness, Southern and West Midlands Railway). Wealdstone lies approx. 10 miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with a large rear extension plus separate rear access to **2 Self-Contained Flats** on the first and second floors.

ACCOMMODATION

Ground Floor Restaurant (60 Covers)

Gross Frontage	20'6"
Internal Width	18'0"
Restaurant Depth	57'9"
Built Depth	90'3"
Restaurant Area	Approx. 1,040 sq ft
Kitchen/Ancillary Area	Approx. 650 sq ft
Incl 2 WC's	

First & Second Floor - 2 Flats

Not Inspected, each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Wisville Limited (see Note)** for a term of 99 years from 29th September 1934 at a current rent of **£250 per annum** exclusive.

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Note: We have been informed that the Ground Floor has been sub-let as a Sri Lankan Restaurant and the 2 Flats are both sub-let on AST's.

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The Surveyors dealing with this property are
Jonathan Ross and **John Barnett**

Vendor's Solicitors

Taylor Rose
Tel: 020 3540 4444 Ref: Peter Hambleton
Email: peter.hambleton@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View from the property



Interior of restaurant

