



## SITUATION

Opposite the junction with Watling Avenue 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).

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

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 23'10" Internal Width 18'9" Restaurant Depth 36'0" Built Depth 51'10" WC	<b>Costica Hrisca (Gurmandu' Traditional Romanian Restaurant – see Note 1)</b>	25 years from 29th September 2015	£24,000	FRI <b>Rent Reviews September 2025 &amp; 5 Yearly</b>
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 26th March 2025	£18,000	AST
Second Floor Flat <sup>1</sup>	3 Rooms, Kitchen, Bathroom/WC	<b>3 Individuals</b>	1 year from 18th March 2025	£20,400	AST
				<b>Total: £62,400</b>	

<sup>1</sup>Not inspected by Barnett Ross.

**Note 1:** The tenant of the Restaurant has currently closed the premises as he was investigating the possibility of opening up the dividing wall between No. 57 and No. 55 which he also occupies, in order to create a large triple convenience store. He is no longer pursuing this option due to cost and therefore now plans to either sell the Restaurant lease or re-open the business.

The rent is paid quarterly and is fully up to date.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** with separate front and rear access to **2 Self-Contained Flats** on first and second floors (see Note 2).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 2:** There is only front access to the second floor flat.





**£62,400** per annum

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

**Vendor's Solicitors**

Curwens Solicitors

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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'