



SITUATION

Located close to the busy junction with Roe Green within this popular north-west London Suburb amongst a variety of independent retailers. Kingsbury Underground Station (Jubilee Line) lies less than 1 mile distant.

Kingsbury enjoys easy access to the A5 Edgware Road and the A406 North Circular Road at its intersection with the M1 (Junction 1) some 8 miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Double Ground Floor Restaurant** with separate rear access to a **Self-Contained 2 Bed Flat** on the right hand section of the first floor.

In addition, there is a rear service road allowing vehicular access for unloading together with lay-by parking at the front.

ACCOMMODATION

Ground Floor Restaurant (82 covers)

Gross Frontage 35'8"
Internal Width 35'1"
Restaurant Depth 45'1"
Restaurant Area Approx. 1,485 sq ft
2 WCs

First Floor Flat

2 Bedrooms, Living Room (currently being used as a third bedroom), Kitchen, Bathroom/WC
GIA Approx. 600 sq ft

VAT is NOT applicable to this Lot

TENURE

Held on 3 separate Leases each for a term of 189 years from 1st March 1984 (thus having approx. 148 years unexpired) at a total ground rent of £180 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **W. A. Sheikh as an Indian Restaurant** for a term of 15 years from 29th September 2022 at a current rent of **£44,000 per annum** exclusive.

Rent Reviews 2027 and 2032

Note 1: The tenant has been trading at the property for over 20 years.

Note 2: We are informed that the flat is occupied by staff.

Note 3: Refer to the Auctioneers for the video tour of the flat.

£44,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Osmond & Osmond
Tel: 020 7583 3434 Ref: Paul Flaherty
Email: p.flaherty@osmondandosmond.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'**

