



## SITUATION

Located at the busy intersection of East Lane and the A404 Watford Road in this established local shopping parade, amongst a variety of independent traders and being within a mile of North Wembley Station (Bakerloo & Lioness Lines).

Court Parade lies midway between Harrow-on-the-Hill and Wembley and is 2 miles west of Wembley Stadium.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a rear communal balcony to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes a Porta Cabin and access via a rear service road for deliveries.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	25'7"
Internal Width	23'9" (max)
Shop Depth	52'8"
Built Depth	83'0"
Sales Area	Approx. 1,035 sq ft
Store Area	Approx. 215 sq ft
2 WCs	

### Total Area

**Approx. 1,250 sq ft**

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 508 sq ft

### Second Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 573 sq ft

**Note 1: The shop was previously let at £19,000 p.a. and the Vendor has since received offers ranging from £22,000 p.a. to £26,000 p.a. from occupiers looking to rent the shop.**

**Note 2: The flats were each previously let at £13,200 p.a. (£1,100 pcm).**

**Note 3: Refer to the Auctioneers for the video tours of the property.**

## Vacant Shop & 2 Flats

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

### Joint Auctioneers

Metrus  
Tel: 020 7631 0550 Ref: David Burlinson  
Email: david.burlinson@metrus.co.uk

### Vendor's Solicitors

PCB Lawyers LLP  
Tel: 020 7299 9262 Ref: Leila Blackett  
Email: lblackett@pcb lawyers.com

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'**



