



## SITUATION

Located close to junction with Elm Park in this busy shopping thoroughfare, adjacent to **Subway** and amongst such other multiples as **Foxtons, Costa, Specsavers, HOB Salons, Domino's** and **Sainsbury's**.

Stanmore is a prosperous north-west London suburb located between Edgware and Hatch End enjoying excellent road links to the A41 and M1 (Junction 4) approximately 10 miles from Central London.

## PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** with separate rear access to a **Self-Contained Flat** on the first floor. There is rear vehicular access for loading from Elm Park.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## ACCOMMODATION

### Ground Floor Take-Away

Gross Frontage	19'0"
Internal Width	18'11 (max)
Shop & Built Depth	44'3"
External Store	13'3" × 7'10"
External WC	

### First Floor Flat

5 Rooms, Kitchen, Shower Room/WC	
Area	Approx. 602 sq ft <sup>1</sup>

<sup>1</sup>Area taken from EPC.

## TENANCY

The entire property is let on a full repairing and insuring lease to **W. Q. He (Hing's Kitchen Oriental Take-Away)** for a term of 15 years from 22nd November 2024 at a current rent of **£27,000 per annum** exclusive.

**Rent Reviews 2029 and 2034**

**Note: There is a £6,750 Rent Deposit held.**

**£27,000** per annum

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

## Vendor's Solicitors

BBS Law

Tel: 020 8349 0321 Ref: Jeremy Manuel

Email: jeremy.manuel@bbslaw.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'**



The Property



Interior of Take-Away