

View of entrance from rear service road



SITUATION

Located close to the junction with Hay Lane within this established retail parade nearby a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru, Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration programme and being approx. 8 miles from Central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

PROPERTY

Forming part of a commercial/residential building comprising a **Self-Contained 3 Bed Maisonette** on ground and first floors (at front)/first and second floors (at rear). The maisonette is accessed via a service road.

In addition, the property includes **parking for 2 cars**.

ACCOMMODATION

Maisonette – Ground & First Floor (at front)/First & Second Floors (at rear above Frankies Restaurant)

3 Bedrooms
2 Living Rooms
Kitchen
Shower/WC

GIA Approx. 905 sq ft plus 2 Parking Spaces

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 8th April 2024 at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** for a term of 1 year from 2nd February 2026 at a current rent of **£23,400 per annum exclusive (£1,950 pcm)**.

Mutual Rolling Break from 2nd August 2026

Note: Refer to the Auctioneers for the video tour of the Maisonette.

£23,400 per annum

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

Vendor's Solicitors

BBS Law
Tel: 020 8954 6599 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'**

Edgware Road frontage

