



SITUATION

Located close to the junction with Barnfield Road within the popular retail thoroughfare, amongst such multiple retailers as **Tesco Express**, **Co-operative Funeralcare**, **Wenzel's** and **All Aboard** along with a host of independent traders.

Burnt Oak Underground Station (Northern Line) is diagonally opposite, Burnt Oak is a popular north-west London suburb located approx. 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terrace building comprising:

- **2 Ground Floor Shops**
- A **Commercial Unit** at the rear (which also forms the basement at the front) **plus a Gated Yard**, currently used a car repairers, accessed from Market Lane.
- Separate front access to a **Self-Contained Flat** (sold-off).

VAT is NOT applicable to this Lot

FREEHOLD



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**£52,200 p.a. rising to
£55,200 p.a. in 2028**

Joint Auctioneers

Petermans
Tel: 020 8958 5040 Ref: Howard Peterman
Email: howard@petermans.co.uk

Vendor's Solicitors

SBP Law
Tel: 020 7332 2222 Ref: Michael Segen
Email: michael@sbplaw.co.uk

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

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 80 (Ground Floor Shop)	Gross Frontage 13'4" Internal Width 11'8" widening at rear to 15'2" Shop Depth 28'2" Built Depth 32'8" WC	H. M. Disu (t/a De Blessing Hair Salon)	10 years from March 2026 (renewal of a previous lease – in occupation since 2016)	£19,000 (rising to £20,000 p.a. in March 2028)	FRI Rent Review 2031. £3,375 Rent Deposit held.
No. 82 (Ground Floor Shop)	Gross Frontage 13'6" Internal Width 12'6" Shop Depth 28'2" Built Depth 32'8" WC	J. Marah (t/a Kori Hair Salon)	10 years from 24th March 2026 (renewal of a previous lease – in occupation since 2015)	£19,000 (rising to £20,000 p.a. in March 2028)	FRI Rent Review 2031. £6,500 Rent Deposit held.
Rear Commercial Unit & Gated Yard	Commercial Unit (under No. 80) 18'6" x 13'1" Commercial Unit (under No. 82) 20'4" x 13'1" Plus Gated Yard (part covered) Area Approx. 1,200 sq ft	H. Singh (Car Repairers)	10 years from March 2026 (in occupation since 2019)	£14,000 (rising to £15,000 p.a. in 2028)	FRI Rent Review 2031. £3,500 Rent Deposit held.
First Floor Flat	Not inspected	2 Individuals	999 years from 28th April 2006	£200	FRI
				Total: £52,200 (rising to £55,200 p.a. in 2028)	

