



SITUATION

Located at the junction with Birbeck Road and directly opposite Mill Hill Park, approx. 1/3 mile from The Broadway and 1/2 mile from Mill Hill Broadway Station (Overground).

Mill Hill is a popular and affluent residential suburb situated approx. 10 miles north-west of central London enjoying good road access via the A1/M1.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

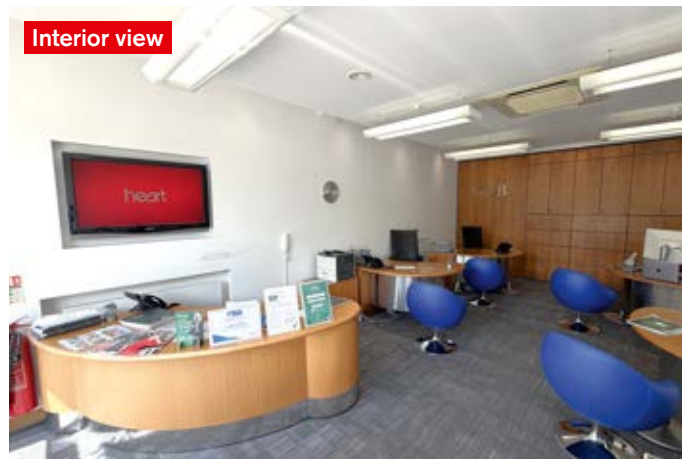
Gross Frontage	18'5"
Internal Width	16'0"
Shop Depth	29'8"
Built Depth	59'4"
Rear Office	Area Approx. 182 sq ft
Kitchen, WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 4th April 2014 at a peppercorn ground rent.

Interior view



TENANCY

The property is let on a full repairing and insuring lease to **Godfrey and Barr Property LLP as Estate Agents (having 2 branches)** for a term of 7 years from 15th June 2026 (**in occupation for over 15 years**) at a current rent of **£20,000 per annum** exclusive.

Tenant's Break June 2028 and annually thereafter.

Note: Following completion of the auction sale, the Freehold will be offered to the Purchaser at a cost of £1.

The Freehold includes a first floor flat sold-off on a lease for a term of 999 years at a peppercorn ground rent.

£20,000 per annum

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

Vendor's Solicitors

Birketts LLP
Tel: 01473 232 300 Ref: Stacey Hammond
Email: stacey-hammond@birketts.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'**