



SITUATION

Located on a prominent position on Holders Hill Circus, close to the junction with Dollis Road amongst a variety of independent retailers as well as **Day Lewis Pharmacy**, **BP/M&S Simply Food** and **Coral**, all serving this popular and sought after north-west London suburb. In addition, the property is located approx. 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line). Mill Hill lies approx. 8 miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop with a Rear Yard** together with separate rear access via a communal balcony to a **Self-Contained Flat (sold-off)** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'11" Internal Width 17'0" Shop Depth 27'10" Built Depth 35'7" Kitchen WC Plus Rear Yard				VACANT (Previously let at £13,000 p.a.)
First & Second Floor Flat	Not inspected	New East Property Ltd	125 years from 19th November 2025	Peppercorn	FRI

Vacant Shop

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Joint Auctioneers

Day & Bell Surveyors
Tel: 020 8445 3611 Ref: Tracey Ama
Email: tracey.ama@dayandbell.co.uk

Vendor's Solicitors

Kidd Rapinet LLP
Tel: 01494 611 020 Ref: Keith Dixon
Email: kdixon@kiddrapinet.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'**

