

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 2</b> <b>Guide Price</b> <b>£300,000</b>	17/33 Portsdown Mews and 1055C Finchley Road	<b>Nos 17/33</b> 1 Lofty Garage 17'3" x 21' 8 Garages plus 9 Garages 17'9" x 8'6" <b>Total 18 Garages</b>  <b>No. 1055C</b> Office Building/Storage 900 sq.ft. with WC	L Shala (Car Repairs and Valeting) <b>(Planning permission obtained in 2001 for Valeting)</b>	10 years from 24th June 1997	<b>£15,000</b>	FRI <b>Rent Review 2002 (Outstanding - freeholder quoted £45,200 p.a. Leaseholder offered £21,000 p.a.). Benefit of back increase rent to pass to purchaser. Rent Deposit £3,150</b>
<b>Lot 3</b> <b>Guide Price</b> <b>£40,000-</b> <b>£50,000</b>	12 Portsdown Mews  13/16 Portsdown Mews	1 Garage  4 Garages	  J Tolley (Car Repairs)	  Holding Over Quarterly	<b>VACANT</b>  <b>£2,400</b>	  <b>Note 1: In occupation for 25 years.</b> <b>Note 2: \$25 Notice terminated the tenancy on 25th January 2002. The lessee requested a new tenancy</b>
<b>Lot 4</b> <b>Guide Price</b> <b>£175,000</b>	2/11 Portsdown Mews	Area Approx. 1,830 sq.ft. WC With 2 pairs of steel connecting doors	P W H Roberts (Car Repairs)	15 years from 25th March 1989	<b>£7,000</b>	FRI <b>Lessee served Section 26 Notice requesting new tenancy from September 2004</b> <b>Note: In occupation since 1963 and the lessee rebuilt the property in 1990 as it was previously 10 lock-up garages used as car repairs</b>
<b>Lot 5</b> <b>Guide Price</b> <b>£90,000</b>	1013D Finchley Road	Gross Frontage 41'6" Internal Width 21'2" Shop Depth 20'3" Store 7'3" x 17'9" Plus Garage & WC	Rab Catering Ltd (with Guarantor) (Café)	20 years from 24th June 1995	<b>£7,500</b>	FRI <b>Rent Review 2005</b> and 4 yearly <b>Rent Deposit £1,325</b>
<b>Lot 6</b> <b>Guide Price</b> <b>£60,000</b>	1013B Finchley Road	Gross Frontage 24' Built Depth 22' Area Approx 532 sq.ft.	Alpha Shopfitters and Cabinet Makers Ltd <b>(with 3 Guarantors)</b>	15 years from 25th December 1994	<b>£6,000</b>	FRI <b>Rent Review December 2004</b> <b>Note: In occupation since 1973</b>

**Note: The Garage opposite 17 Portsdown Mews is let on a yearly licence at £4,440 per calendar month. The licensee has been in occupation since 1995.**