



SITUATION

Occupying a prominent trading position in this attractive local parade which also houses **William Hill**, a **Post Office** and a **Pharmacy**, midway between Burnt Oak and Mill Hill.

PROPERTY

A terraced property comprising a **Deep Ground Floor Shop with Basement** plus separate front access to **2 Self-Contained Flats (See Note)** planned on the first and second floors with UPVC double glazing and gas central heating (not tested). In addition, the property benefits from roller shutter access on to a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: The upper parts were converted from individual residential rooms to 2 Self-Contained Flats in 2007, and although the flats are separately rated for Council Tax purposes, planning permission was not obtained for the conversion.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 19'6" Internal Width 14'5" widening to 17'8" Shop Depth 44'8" Built Depth 81'7" Sales Area Approx 719 sq ft Kitchen & Store/Office Area Approx 350 sq ft Ladies & Gents WCs Basement Area Approx 180 sq ft	A. Nased (Grocers/Butcher/Baker)	20 years from 26th May 2010	£12,000	FRI Rent Reviews 2015 and 5 yearly
First Floor Flat	2 Bedrooms, Lounge/Kitchen, Bathroom/WC	Individual	1 year from 29th September 2011	£10,500	AST £830.76 rent deposit held
Second Floor Flat	2 Bedrooms, Lounge/Kitchen, Bathroom/WC*	Individual	1 year from 27th January 2011	£10,500	AST
TOTAL				£33,000	*Not Inspected by Barnett Ross

£33,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts