

6 WEEK COMPLETION



SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's** and **Londis** and serving the surrounding residential area. Edgware lies approximately 10 miles north-west of Central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Office** on the First Floor. In addition, the property includes rear parking for a minimum of 2 cars accessed via a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	17'0"
Shop Depth	33'1"
Built Depth	43'7"
2 WCs	
Kitchen	

First Floor Office

2 Rooms Area	Approx 570 sq ft
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 10 years from 26th May 2011 at a current rent of **£20,000 per annum** exclusive.

Rent Review and Tenant's Break 2016.

Note: The shop has been used as a Bookmakers for over 25 years.

£20,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

JOINT AUCTIONEERS

R H Rose Associates, Buckingham House East, The Broadway, Stanmore, Middlesex HA7 4EB Tel: 020 8954 9288 Ref: R. Rose Esq

VENDOR'S SOLICITORS

Foskett Marr Gadsby & Head – Tel: 01992 578 642 Ref: Ms Judy Day – Email: judyday@foskettmarr.co.uk

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