

**6 WEEK COMPLETION**



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**SITUATION**

Occupying a prominent trading position on the main A41 Watford Way close to the busy Apex Corner Roundabout, within this established retail parade between Mill Hill and Edgware which includes **Ladbrokes** and **Eurosuits**, with a front service road allowing parking outside the shops. Mill Hill is a highly sought after residential suburb with excellent road links to the M1 and M25 and just 8 miles north of Central London.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Triple Shop & Car Park	<b>Site Depth</b> 98'0" Gross Frontage 58'3" Internal Width 55'7" Shop Depth 52'0" Showroom Area Approx 2,850 sq ft 3 WCs Rear Car Park	<b>Hearing Health &amp; Mobility Ltd (Having 16 branches) (Part of DHAIS Plc) (See Note 1)</b>	15 years from 10th May 2010	<b>£37,500</b> (See Note 2)	IRI subject to a schedule of condition. <b>Rent Reviews and Tenant's Breaks 2015 &amp; 2020</b> <b>Note 2: The current rent is £35,000 p.a. rising to £37,500 p.a. on 9th May 2012 and the vendor will make up this rent shortfall on completion.</b>
First, Second & Attic Floors	8 Self-Contained Flats	CFC 40 Ltd	Each 250 years from 29th September 2011	<b>£1,600</b> (£200 per flat)	Each FRI by way of service charge

**PROPERTY**

Forming part of terraced parade comprising a **Ground Floor Triple Shop arranged as a Large Showroom** with separate rear access from a communal staircase and balcony to **8 Self-Contained Flats** on the First, Second and Attic Floors. In addition, the property includes a Rear Customer Car Park accessed via a rear service road.

**Note 1: Hearing Health & Mobility Ltd are one of the leading suppliers of Hearing and Mobility products in the U.K. The company has acquired a number of similar businesses over the last few years which has resulted in a substantial rise in turnover. Visit: [www.hearingandmobility.co.uk](http://www.hearingandmobility.co.uk)**

**TOTAL £39,100**

**£39,100 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**  
 S E Law Ltd - Tel: 01606 333 533  
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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