



SITUATION

Located close to the junction with the main A4088 Forty Avenue in this popular residential and industrial location situated 7 miles north-west of Central London benefitting from excellent transport links being located immediately west of the North Circular Road (A406) and north of the A40 which provides access to the M40 and M25 motorways.

PROPERTY

Forming part of a large attractive development of approx. 1,000 residential units comprising a **Large Ground Floor Triple Shop** which benefits from use of a rear service road.

ACCOMMODATION*

Ground Floor Triple Shop

Gross Frontage	64'2"	
Shop Depth	35'3"	
Sales Area	Approx	1,690 sq ft

*Not measured by Barnett Ross. Areas supplied by Vendor.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2003 at a current ground rent of £320 p.a. rising to £520 p.a. in 2028, £780 p.a. in 2053, £1020 p.a. in 2078 and £1,310 p.a. thereafter.

TENANCY

The property is let on a full repairing and insuring lease to **Bhajan Singh Khaneja as a convenience store** for a term of 20 years from 26th October 2009 at a current rent of **£31,000 per annum** exclusive.

Rent Reviews 2014 and 5 Yearly

Note 1: We are advised that the tenant also owns the Costcutter unit in the same development.

Note 2: The lessee has confirmed that he is about to commence a re-fit of the property with the intention of reopening as a delicatessen and butcher.

£31,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Fishman Brand Stone - Tel: 020 7935 4848
Ref: R. Stone Esq - Email: rgs@fishmanbrandstone.com

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