

9 WEEK COMPLETION



SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade adjacent to **Coral**, 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 front access to a **Self-Contained Flat** on the First Floor. In addition, the property includes rear parking for 2 cars accessed via a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'9" Internal Width 14'8" Shop Depth 18'4" Built Depth 30'11" WC	Mrs Sharron Harris (Funeral Directors)	10 years from 25th March 2011 (In occupation since 2003)	£11,500	FRI Rent Reviews 2015, 2019 and 2021
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 30th June 2011	£9,600	AST Benefiting from Gas Central Heating and UPVC Double Glazing
TOTAL				£21,100	

£21,100 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: Z Melinak Esq – Email: zm@bnilaw.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