

LOT
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129 The Broadway,
Mill Hill,
London NW7 4RN

Reserve Below
£325,000

6 WEEK COMPLETION

999 YEAR LEASEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY 29TH FEBRUARY 2012 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

Occupying an extremely prominent position facing the Mill Hill Circus roundabout in this established parade at the junction with Goodwyn Avenue and close to **Lloyds TSB**, **Pizza Express** and the many multiples on the Broadway. Mill Hill is a popular and affluent residential suburb, situated some 10 miles north-west of Central London, enjoying excellent road access via the A1/M1.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'5"
Internal Width	22'5" narrowing to 15'2"
Shop Depth	35'4"
Built Depth	43'1"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

£25,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Bowen Egles - Tel: 020 7278 3172
Ref: M Egles Esq - Email: mickegles@aol.com

TENANCY

The property is let on a full repairing and insuring lease to **Crystalline Dry Cleaners Ltd (having 2 branches)** for a term of 15 years from 21st July 2011 at a current rent of **£25,000 per annum** exclusive.

Rent Reviews 2016 & 2021

Note 1: There is a £6,250 rent deposit being held.

Note 2: A long lease of the First Floor 2 Bedroom Flat may be available by separate negotiation – Please refer to auctioneers for further information.

View towards The Broadway



Auctioneers
**Barnett
ROSS**
Chartered Surveyors

Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

General Conditions and Memorandum
As per Barnett Ross Catalogue 29th February 2012
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £275 (including VAT) upon exchange of contracts