

6 WEEK COMPLETION



SITUATION

Located close to the junction with Church Road and Alderney Gardens in this established parade, adjacent to **Barclays** and amongst other local and multiple traders including **Co-op Food** and **Chicken Cottage**.

Northolt lies approximately 11 miles east of Central London and benefits from excellent road links via the A40 and the A312 to the M4 (Junction 3), M40 (Junction 1) and the M25 (Junction 16).

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Double Shop (See Note)**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	31'5"
Internal Width	27'10"
Shop Depth	30'2"
Built Depth	31'8"
Disabled WC	

VAT is NOT payable in respect of this Lot

£15,000 per annum

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

TENURE

Leasehold for a term of 999 years from 25th March 1992 at a current ground rent of £200 p.a. (rising).

TENANCY

The property is let on a full repairing and insuring lease to **Ganton House Investments Ltd (t/a Ladbrokes) (T/O for Y/E 31/12/2010 £13.7m, Pre-Tax Profit £3.8m and Net Worth £16.3m)** for a term of 25 years from 29th September 1992 at a current rent of **£15,000 per annum** exclusive.

Rent Review September 2012 (Landlord quoted £20,000 p.a.)

Note: The tenant also trades from the adjoining shop at No. 66 which interconnects with Nos. 68/70, but this is not included with the leasehold interest being offered

JOINT AUCTIONEERS

Chestertons Humberts, 5th Floor, Station House, Swiss Terrace, London NW6 4RR. Tel: 020 3040 8501 Ref: E Shapiro Esq

VENDOR'S SOLICITORS

DMH Stallard - Tel: 01923 605 000
Ref: Ms Heather Lee - Email: heather.lee@dmhstallard.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