



SITUATION

Located close to the corner of Rutland Park, just south of Willesden Green Underground Station (Jubilee Line), and amongst such multiple retailers as **Blockbuster, Ladbroke's, Haart** and **Ellis & Co**, as well as a host of established local traders serving the surrounding residential area. Walm Lane links Cricklewood Broadway with Willesden High Road. Willesden Green is a busy north west London suburb lying between Willesden and West Hampstead.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop (used as an estate agents).**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'4"
Internal Width	18'6"
Shop Depth	33'3"
Built Depth	53'8"
2 WCs	

VAT is NOT payable in respect of this Lot

£20,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 999 years completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Countrywide Estate Agents t/a Bairstow eyes (Having approx. 1,300 estate agency or letting offices operating under 46 local high street brands)** (T/O for Y/E 31/12/11 £286.7m, Pre-Tax Profit £17.8m and Net Worth £112.4m) for a term of 10 years from 24th June 2012 (See Note 1) at a current rent of **£20,000 per annum** exclusive (See Note 2).

Rent Review and Tenant's Break 2017

Note 1: This is a renewal of a previous lease and the shop has traded as Bairstow eyes for many years.

Note 2: The rent is currently £10,000 rising to £20,000 from 5th October 2012 and therefore the Vendor will make up the rent shortfall on completion.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VENDOR'S SOLICITORS
Hamblins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq - Email: cmaxwell@hamblins.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