

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position at the junction with High Road, in the same parade as **William Hill**, and being just a few hundred yards from the southern approach walkway to Wembley Stadium and Wembley Stadium Main Line Station.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (currently being fitted out)** with separate rear entrance to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'4" Internal Width 17'10" max Shop Depth 45'7" Built Depth 89'8" Kitchen Area Approx 290 sq ft 2 WCs	Soup LA Ltd (Delli/Takeaway)	10 years from 7th June 2012	£18,000	FRI Rent Review 2017 There is a 3 month Rent Deposit held.
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st February 2011	£12,600	AST Holding over
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 20th December 2010	£12,600	AST Holding over
TOTAL				£43,200	

£43,200 per annum

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

VENDOR'S SOLICITORS
Irving's - Tel: 020 8427 6600
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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