



**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent corner position close to the junctions with Station Road and Acorn Lane and opposite **Lloyds TSB** in this densely populated suburb which lies some 6 miles North-West of Central London.

**PROPERTY**

A terraced building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Studio Flats** on two upper floors.

**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 28'6" Internal Width 27'9" (max) Built Depth 32'0" (max) WC		<b>VACANT</b>		
First Floor Flat 1	1 Room with Kitchenette, Shower Room/WC	Individual	1 year from 1st April 2011	£7,200	AST Holding over
First Floor Flat 2	1 Room with Kitchenette, Shower Room/WC	Individual	1 year from 1st June 2010	£7,200	AST Holding over
Second Floor Flat 3	1 Room with Kitchenette, Shower Room/WC	Individual	1 year from 16th May 2010	£6,000	AST Holding over
Second Floor Flat 4	1 Room with Kitchenette, Shower Room/WC		<b>VACANT</b>		

**TOTAL** **£20,400 plus Vacant Shop and Vacant Flat**

**£20,400 per annum Plus Vacant Shop & Vacant Studio Flat**

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Matthew Arnold and Baldwin LLP – Tel 01923 202020  
Ref: W. Ramsey Esq Email: bill.ramsey@mablaw.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