



SITUATION

Located close to the junction with Station Road in this busy retail thoroughfare and amongst such multiples as **Iceland, Shoe Zone, Ladbrokes, Santander, Lloyds TSB** and **Peacocks**.

Willesden Junction Underground Station (Bakerloo Line) and Willesden Junction Rail Station are within close proximity. Harlesden lies approximately 6 miles north-west of Central London.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with rear access off Wendover Road to a **Two Storey Upper Part**.

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 17'8" Internal Width 16'8" Shop Depth 31'9" Built Depth 43'8" WC	Harvey and Thompson (Pawnbroker having over 160 branches) (T/O for Y/E 31/12/2011 £125.56m, Pre-Tax Profit £24.5m and Net Worth £66.78m)	15 years from 19th March 2012	£30,000 (See Note)	FRI Rent Reviews 2017 and 2022. Note: There is a rent free period until 18th Sept 2012 and the Vendor will make up the rent shortfall on completion.
First and Second Floors	Not inspected (The first and second floors are each believed to be approximately 700 sq ft.)	VACANT The upper parts are in a dilapidated condition			

TOTAL	£30,000 Plus Vacant Upper Part
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£30,000 per annum Plus Vacant Dilapidated Upper Part

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

VENDOR'S SOLICITORS
Wedlake Bell LLP – Tel: 020 7395 3000
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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