



**6 WEEK COMPLETION**

Internal View

**SITUATION**

Located close to the junction with the main A4088 Forty Avenue and adjacent to a **Costcutter** in this popular residential and industrial location.

The property is situated 7 miles north-west of Central London and benefits from excellent transport links being located immediately west of the North Circular Road (A406) and north of the A40 which provides access to the M40 and M25 motorways.

**PROPERTY**

Forming part of a large modern development of approximately 1,000 residential units comprising a **Ground Floor Showroom** which benefits from separate side access.

**ACCOMMODATION**

**Ground Floor Showroom**

Gross Frontage	37'9"	Return Frontage	39'11"
Internal Width	38'7" max	Showroom Depth	39'7"
Showroom Area	Approx 1,135 sq ft		

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from 1st January 2003 at a current ground rent of £160 p.a. rising to £260 p.a. in 2028, £390 p.a. in 2053, £510 p.a. in 2078 and £655 p.a. thereafter.**

**TENANCY**

The property is let on an effectively full repairing and insuring lease to **Jasinthia Srithevan as a Tile Showroom (having 2 branches)** for a term of 15 years from 26th September 2012 at a current rent of **£16,000 per annum** exclusive rising to **£17,500 p.a. in September 2015.**

**Rent Reviews 2017 and 2022**

**Note: We are advised that the tenant spent approx. £30,000 fitting out the unit.**

**£16,000 p.a. rising to  
£17,500 in 2015**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Fishman Brand Stone - Tel: 020 7935 4848  
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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 £600 (including VAT) upon exchange of contracts