

6 WEEK COMPLETION



SITUATION

Located within this established local parade close to the junction with Leighton Road serving the surrounding residential area. Harrow & Wealdstone Station (Main Line and Bakerloo Line) is within easy walking distance of the property.
Wealdstone lies approximately 11 ½ miles north west of Central London.

PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** at first floor level. The property benefits from a front forecourt area.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 49a (Ground Floor Shop)	Internal Width 8'11" (max) Shop Depth 42'0" Built Depth 73'11" Ancillary Area Approx 185 sq ft WC	Mr H Zada (Barber Shop)	10 years from 14th September 2012	£5,000	FRI Rent Review and Tenant's Break 2017 There is a £2,500 Rent Deposit held
No. 49 (Ground Floor Shop)	Not inspected	K Patel t/a Shiv Food and Wine	999 years from 2nd July 2008	Peppercorn	FRI
No. 49b - Flat 1 (First Floor)	1 Room, Kitchen, Bathroom/WC	Individual	1 year from 28th April 2013	£6,600	AST In occupation 2 years
No. 49a - Flat 2 (First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individuals	125 years from 20th May 2009	£200	FRI Rent doubles every 25 years
TOTAL				£11,800	

£11,800 per annum

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

VENDOR'S SOLICITORS
L P Evans - Tel: 020 7823 2098
Ref: S. Lakhani Esq - Email: s.lakhani@lpevans.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 £600 (including VAT) upon exchange of contracts