

LOT 2

2 Apex Parade, Selvage Lane,  
Mill Hill, London NW7 3JT

Reserve below  
£100,000  
BY ORDER OF TRUSTEES

**IDEAL FOR AN OWNER OCCUPIER  
6 WEEK COMPLETION**



#### SITUATION

In this popular residential area on the well-known prominent roundabout at Apex Corner at the junction with the A1 and A41 with easy access to both the M25 and M1 motorways. Mill Hill lies approximately 10 miles north-west of central London.

#### PROPERTY

Forming part of a mid terraced parade comprising a **Ground Floor Office/Retail Unit (A1/A2 Use)** with gas central heating. In addition, the property includes fitted cupboards, worktops and partitioning and a **Rear Yard for parking 5 cars** which is accessed from a shared rear service road.

**Note: The property may also be suitable for D1 Medical Use and there is potential to extend at the rear, all subject to obtaining the necessary consents.**

#### ACCOMMODATION

##### Ground Floor Office/Retail Unit

Gross Frontage	18'0"
Internal Width	17'6"
Built Depth	29'10"
Area	Approx 520 sq ft
WC	
Rear Yard Area	Approx 670 sq ft

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

#### TENURE

**Leasehold for a term of 999 years from 24th June 1978 at a Peppercorn ground rent.**

**Offered with FULL VACANT POSSESSION**

## Vacant Office/Retail Unit with Virtual Freehold

The Surveyors dealing with this property are  
**JOHN BARNETT** and **JAMES FRENER**

#### VENDOR'S SOLICITORS

Hoffman Bokaei – Tel: 020 7433 2380  
Ref: B. Hoffman, Esq – Email: bh@hoffman-bokaei.co.uk

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 £350 (including VAT) upon exchange of contracts