

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position close to the junctions with Tubbs Road, Furness Road and Willesden Junction Station in this busy location approximately 6 miles north-west of Central London.

**PROPERTY**

Comprising a **Ground Floor Restaurant** with **Lower Ground Floor Seating Area and Kitchen** plus separate front access to **2 Self-Contained Flats** above. In addition, there is rear access for easy loading.

**VAT – Refer to Auctioneers**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Lower Ground Floor Restaurant	<b>Ground Floor Restaurant</b> Gross Frontage 18'1" Internal Width 13'1" Restaurant Depth 50'2" Restaurant Area Approx 575 sq ft <b>Lower Ground Floor</b> Restaurant Area Approx 365 sq ft Kitchen/Prep Area Approx 515 sq ft 2 WCs				<b>VACANT</b>
First and Second Floor (2 Flats)	Not inspected		Each 99 years from 5th February 2002	£200 (£100 per flat)	FRI <b>Valuable Reversions in 88 years</b>

**Vacant Shop & Lower Ground Floor**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
 Seddons - Tel: 020 7725 8000  
 Ref: A. Miller Esq - Email: adam.miller@seddons.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