

LOT
A

11 Adelaide Road, Chalk Farm,
London NW3 3QE

Reserve below £150,000

LEASEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY 17TH JULY 2013 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

6 WEEK COMPLETION



SITUATION

Located close to the junction with Haverstock Hill, opposite Chalk Farm Underground Station (Northern Line) and near to the Roundhouse. Camden, Primrose Hill and Belsize Park are within close proximity.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	15'8"
Shop & Built Depth	15'11"

Basement incl Treatment Room

Area	Approx 185 sq ft
WC	

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge capped at £700 p.a. until 26th January 2014) to **Vida Jalilzadeh as a Hair & Beauty Salon** for a term of 6 years from 26th January 2011 at a current rent of **£15,000 per annum** exclusive.

Rent Review and Tenant's Break January 2014

Note 1: The Vendor has advised that No. 3 Adelaide Road was recently let at £18,000 p.a.

Note 2: There is a £5,625 Rent Deposit held.

£15,000 per annum

PROPERTY

Forming part of this attractive parade comprising a **Ground Floor Shop and Basement with Treatment Room.**

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 29th September 1984 at a current ground rent of **£150 p.a. doubling every 25 years (thus having approx. 96 years unexpired).**



Auctioneers
**Barnett
Ross**
Chartered Surveyors

Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

VENDOR'S SOLICITORS

Black Graf LLP - Tel: 020 7586 1141
Ref: M. Brett, Esq - Email: mb@blackgraf.com

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

General Conditions and Memorandum
As per Barnett Ross Catalogue 17th July 2013
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £350 (including VAT) upon exchange of contracts