



SITUATION

Located close to the junction with Birkbeck Road, only ½ mile from Mill Hill Broadway Mainline Station. Mill Hill is a popular and affluent residential suburb, situated some 10 miles north-west of Central London, enjoying excellent road access via A1/M1.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** (with A2 use) plus separate side access to a **Large Self-Contained Flat** on part ground and first floor levels with part UPVC double glazing, entryphone and gas central heating.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'4" Internal Width 16'0" Shop Depth 29'9" Built Depth 59'4" Kitchen, WC	I. Godfrey, J. Fine and J Barr t/a Godfrey & Barr (Estate Agents having 2 branches)	13 ½ years from 10th November 2003	£13,500	FRI subject to a photographic schedule of condition. Rent Review 2013 (Outstanding)
Part Ground & First Floor Flat	4 Rooms, (See Note) Kitchen, Bathroom/WC and separate WC GIA Approx 940 sq ft	Individual	AST – For a term expiring 31st January 2015	£13,440	Note: One room is currently divided into 2 rooms in order to create a 3rd bedroom, but the tenant must reinstate when vacating.
TOTAL				£26,940	

£26,940 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS

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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 £500 (including VAT) upon exchange of contracts