



6 WEEK COMPLETION

SITUATION

Located at the busy intersection of East Lane and the A404 Watford Road in this established local shopping parade, adjacent to **William Hill** and a **Premier Convenience Store**, and within close proximity to North Wembley (Bakerloo Line) and Sudbury & Harrow (Mainline) Stations.

Court Parade lies midway between Harrow-on-the-Hill and Wembley and is 2 miles west of Wembley Stadium.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with rear service road access to a private yard for parking 3/4 cars and communal front stairway access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Gross Frontage 26'0" Internal Width 24'2" narrowing to 19'0" Shop Depth 43'0" Timber Stores 390 sq ft 2 WC's	Mohamad Al-Mashhadani (Signs & Blinds)	10 years from 6th May 2011	£11,000	FRI Rent Reviews 2016 and 2021
No. 9A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	2 Individuals	2 years from 23rd August 2011	£8,520	AST. Holding over.
No. 9B (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st April 2013	£8,100	AST
TOTAL				£27,620	

£27,620 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **JOHN BARNETT**



JOINT AUCTIONEERS

Adams Property, 22a Northfield Avenue, Ealing,
London W13 9RL. Tel: 020 8566 3738. Ref: R. Goodwin Esq

VENDOR'S SOLICITORS

Meadows Ryan - Tel: 01932 846041
Ref: Ms Alexandra Lloyd-Foster - Email: alex@meadowsryan.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 £500 (including VAT) upon exchange of contracts