



6 WEEK COMPLETION

View of Interior

SITUATION

Occupying a prominent trading position in this busy location which leads into Harlesden High Street with its various multiple retailers.

Harlesden lies approximately 6 miles north-west of central London and 2 miles west of Kilburn with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

Comprising a **Large Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** above. There is 14'6" deep front forecourt.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 29'0" Internal Width 24'3" widening to 27'5" Shop Depth 88'4" Basement Unused – Not inspected	Asghar Hussein t/a Julia Knows Beauty	12 years from 25th December 2009	£50,000	FRI Rent Reviews 25th December 2013 and 2017
First Floor & Second Floor (2 Flats)	First Floor Flat 3 Rooms, Kitchen, Bathroom/WC Second Floor Flat 3 Rooms, Kitchen, Shower/WC		125 years from completion	Peppercorn	FRI
TOTAL				£50,000	

£50,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

cooper kendall **JOINT AUCTIONEERS**
 Cooper Kendall - Tel: 020 7495 3366
 Ref: J. Cooper Esq – Email: jeffrey@cooperkendall.co.uk
VENDOR'S SOLICITORS
 YVA Solicitors - Tel: 020 8445 9898
 Ref: M. Votsis, Esq - Email: mv@yvasolicitors.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