



**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Streatfield Road on this busy, well-known parade, opposite an **Esso/Tesco Express** and amongst such multiples as **Ladbrokes, Coral** and a **Post Office**.

Stanmore is a popular and sought after residential suburb of north London being approximately 12 miles from Central London.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

An end of terrace building comprising a **Deep Ground Floor Shop (fitted out as a Hair Salon with 3 Treatment Rooms, a Bridal Salon and a Hammam/Moroccan Bath)** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also benefits from an **Advertising Hoarding** on the side of the building.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'2" Internal Width 15'2" (max) Shop Depth 40'9" Built Depth 94'5" Front Salon, 3 Treatment Rooms, Bridal Salon & Hammam/Morrocan Bath <b>Area Approx 1,240 sq ft</b> Plus WC	<b>Salon Hijab Ltd (with Guarantor) (Ladies Hair &amp; Beauty Salon with Spa &amp; Hammam)</b>	15 years from 29th September 2011	£15,300	FRI <b>Rent Reviews 2016 and 2021. Rent Deposit of £3,825 held</b>
First & Second Floor Flat	Not Inspected	<b>Individual</b>	125 years from 12th October 2000	£100	FRI <b>Doubling every 25 years</b>
Advertising Hoarding	Prism System Hoarding	<b>JC Decaux UK Ltd</b>	12 years from 1st November 2003	£7,500	
<b>TOTAL</b>				<b>£22,900</b>	

**£22,900 per annum**

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

**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