



SITUATION

Located close to the corner with Chatsworth Road and diagonally opposite Willesden Green Underground Station (Jubilee Line). The property sits adjacent to a **Winkworth** and amongst other nearby multiples including **NatWest**, **Costa Coffee** and **Foxtons** as well as a variety of local shops, estate agents and restaurants serving the surrounding highly sought after residential area.

Willessden Green is located approximately 7 miles north-west of central London and benefits from good road links via the M1 (Junction 1) just over 2 miles away.

PROPERTY

A **Ground Floor Supermarket** with excellent window frontage forming part of a large modern detached residential development. In addition, the property includes a **Front Store Area**.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of **999 years from 23rd February 2005** at a peppercorn ground rent.

£65,000 per annum

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

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	49'4"
Internal Width	43'10" (max)
Shop Depth	69'4"
Built Depth	99'9"
Sales Area	Approx 2,100 sq ft
Front Store Area	Approx 175 sq ft
Rear Store Area	Approx 700 sq ft
WC	
Total Area	Approx 2,975 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Limited (having over 1,203 supermarkets and convenience stores) (T/O for Y/E 16/03/2013 £23.29bn, Pre-Tax Profit £616m and Net Worth £4.51bn)** for a term of 20 years from 29th September 2004 at a current rent of **£65,000** per annum exclusive.

Rent Reviews September 2014 and 2019

Note: The sale is by Fixed Charge Receivers and no warranties or guarantees in any respect can be given.

View from the Property



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

VENDOR'S SOLICITORS
DWF LLP - Tel: 0845 404 2378
Ref: R. Holmes Esq - Email: richard.holmes@dwf.co.uk

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