



6 WEEK COMPLETION

SITUATION

Located within this established local shopping parade just off the High Street, close to the Wealdstone Centre and branches of a **Post Office, Santander, Sainsbury's Local, McDonalds, Nationwide, Boots, Shoezone, Subway** and many others.

Wealdstone is a densely populated residential area served by Harrow and Wealdstone Station (Bakerloo Line and Mainline Station) approx. 2 miles north of Harrow Town Centre and 13 miles from central London.

PROPERTY

A mid terrace property comprising a **Large Ground Floor Restaurant (53 covers)** benefitting from a rear service road and parking for 2 cars.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage		26'2"
Internal Width		26'1"
Restaurant Depth		42'3"
Built Depth		48'3"
Restaurant Area	Approx	935 sq ft
Kitchen Area	Approx	420 sq ft
2 WCs		

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Messrs A Ghaffari & S Habib t/a Masa (Middle Eastern Cuisine)** for a term of 15 years from 16th August 2005 at a current rent of **£22,500 per annum** exclusive.



£22,500 per annum

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

VENDOR'S SOLICITORS

Teacher Stern LLP – Tel: 020 7242 3191
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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