



SITUATION

Occupying a prominent trading position adjacent to **Ladbrokes**, close to the junction with Salusbury Road and only a short walk from Queen's Park Underground Station within this highly sought after residential area between Kensal Rise and Maida Vale, under 2 miles from the West End.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'1"
Internal Width	14'2"
Shop Depth	35'9"
Built Depth	64'2"
Sales Area	Approx 460 sq ft
Store & Kitchen Area	Approx 395 sq ft
WC	

VAT is NOT payable in respect of this Lot

£17,000 per annum

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

TENURE

Leasehold for a term of 99 years from 16th May 1986 at a Peppercorn ground rent. (See Note 1)

TENANCY

The property is let on a full repairing and insuring lease to **Omar Kullatein t/a Bargen (Household Goods/ Convenience Store)** for a term of 15 years from 15th December 2013 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews 2018 and 2023

Note 1: The Vendor has agreed a lease extension with the Freeholder (Brent Council) for an additional 24 years (in total 96 years unexpired) at a premium of £5,000. This is currently in solicitors hands but in the event that the Deed of Variation is not signed prior to completion then the Vendor will allow £5,000 off the purchase price and the buyer can take over the negotiations.

Note 2: There is an £8,500 rent deposit held.

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