



**SITUATION**

In the heart of this well known shopping centre, close to Rayners Lane Underground Station and amongst such multiple retailers as **NatWest, Iceland, Coral, Betfred, Costa Coffee** and a **Sainsbury's Local**.

Rayners Lane lies midway between North Harrow and Northolt with easy access to the A40 which links directly to central London and the M40.

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

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with **Lower Ground Floor Storage** plus separate front access to a **Self-Contained Flat** on the first and second floors with UPVC double glazing. In addition, there is rear **Parking for 6 cars** accessed from a rear service road.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Storage	<b>Ground Floor Shop</b> Gross Frontage 20'5" Internal Width 13'8" Shop Depth 32'0" WC <b>Lower Ground</b> Storage Area Approx 440 sq ft	<b>St. Luke's Hospice</b> (having 13 branches)	10 years from 1st July 2014 (see Note) <b>(in occupation for over 15 years)</b>	£14,250	FRI <b>Rent Review &amp; Tenant's Break 2019</b> <b>Note: The lease has been agreed and is with the Vendor's Lenders for approval. It is anticipated this will be completed before the auction. Please refer to the special conditions of sale.</b>
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 18th July 2014	£14,700	AST
<b>TOTAL</b>				<b>£28,950</b>	

**£28,950 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.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