



SITUATION

In this well-known location midway between Finchley Road and West End Lane, opposite **Nautilus** and near to **Tesco Express**, being within this extremely popular mixed commercial and residential area conveniently situated for Hampstead and the West End.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop and Basement.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'4"
Internal Width 15'1" (max)
Shop & Built Depth 28'5"

Basement

Area Approx. 260 sq ft incl. Bath/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2007 at a fixed ground rent of £250 p.a.

£17,000 per annum

The surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

TENANCY

The property is let on a full repairing and insuring lease to **M Osman Ali as a Dry Cleaner** for a term to expire on 19th July 2027 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews 2012 (Outstanding), 2017 and 2022

Note 1: £4,250 Rent Deposit held.

Note 2: The shop has been used as a dry cleaners for many years.



VENDOR'S SOLICITORS

Philip Ross Solicitors - Tel: 020 7636 6969
Ref: D. Abrahams Esq - Email: daniel.abrahams@philipross.com

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