



**SITUATION**

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's**, close to **Tesco Express** and serving the surrounding residential area.

Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Office** on the first floor. In addition, the property includes rear parking for at least 2 cars accessed via a rear service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'9"
Internal Width	17'0"
Shop Depth	33'1"
Built Depth	43'7"

**First Floor Office**

2 Rooms Area	Approx 570 sq ft plus WC
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**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£20,000 per annum**

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

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

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 10 years from 26th May 2011 at a current rent of **£20,000 per annum** exclusive.

**Rent Review and Tenant's Break 2016**

**Note 1: The shop has been used as a Bookmakers for over 25 years.**

**Note 2: Coral do not currently use the first floor which may open an opportunity to negotiate a surrender of this area and possibly convert to residential, subject to planning.**



**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