



SITUATION

Located close to the junction with Belmont Circle Roundabout and forming part of a well established retail parade being amongst such multiple retailers as **Costa Coffee, Tesco Express, Lloyds Pharmacy** and **William Hill**. In addition, there is a public car park to the rear. Harrow lies approximately 13 miles north-west of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 502 (Ground Floor Shop)	Gross Frontage 19'4" Internal Width (max) 17'10" Shop Depth 31'1" Built Depth 45'3" WC	James F S Ltd (Funeral Directors)	5 years from 12th July 2011	£9,950	FRI (subject to a schedule of condition). Section 25 Notice served quoting £15,850 p.a.
No. 502a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC	Individual	Regulated (From 1977)	£5,556	EDR 16/11/15
TOTAL				£15,506	

£15,506 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.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