

FIRST TIME ON THE MARKET FOR OVER 55 YEARS



SITUATION

Located close to the junction with Roxeth Road amongst a host of local traders and multiples as **Medivet** and **Kwik-Fit** and a few hundred yards from a **Sainsbury's Supermarket**. South Harrow Underground Station (Piccadilly Line) is approx. ½ mile distant and Northolt Park Station (Mainline) is approx. ¼ mile away.

South Harrow is a popular north London suburb situated 10 miles west of Central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (arranged as 2 interconnected half-shops)** with internal and separate rear access to **2 Self-Contained Flats** on the first and second floors with uPVC double glazing. There is a hard standing area at the rear for unloading and parking accessed via a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 395 (Ground Floor Shop)	Right Hand Unit Internal Width 7'0" Shop and Built Depth 25'4" Shared external WC Left Hand Unit Internal Width 9'1" narrowing at rear to 6'6" Shop and Built Depth 25'4" Shared external WC	T. Nithiyananthan & S.Thamilmar (Estate Agent)	15 years from 4th April 2008	£8,500	FRI Rent Review 2013 (Outstanding). Note: Lessees sub-let the Left Hand Unit to a Book and Stationary Shop.
No. 395a (First Floor Flat)	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	1 year from 1st September 2014	£9,000	AST. Holding Over. £865 Rent Deposit held.
No. 395b (Second Floor Flat)	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	2 Individuals (with 2 Guarantors)	1 year from 7th August 2015	£9,300	AST. £895 Rent Deposit held. Landlord's Break after 6 months – Notice has been served and the tenant is due to vacate on the 7th May.
TOTAL				£26,800	

£26,800 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS

Bevan Kidwell LLP – Tel: 020 7843 1820
Ref: J. Bevan – Email: john@bevankidwell.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