

6 WEEK COMPLETION



SITUATION

Occupying a prominent main road corner position at the junction with Patisson Road close to **Costa Coffee, Screwfix, Leyland Paints** and amongst a variety of specialist retailers and restaurants. The property serves the surrounding highly sought after residential area which includes Golders Green, Hampstead and Swiss Cottage, only 200 yards from the A41 Hendon Way and within easy reach of Brent Cross Shopping Centre.

PROPERTY

Comprising a **Ground Floor Corner Shop** with internal access to a **Basement**.

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	17'0"
Return Window Frontage	10'5"
Internal Width (max)	16'7"
Shop Depth	34'8"
Built Depth	42'8"
WC	

Basement

Storage/ Workroom Approx. 290 sq ft

VAT is NOT applicable to this Lot

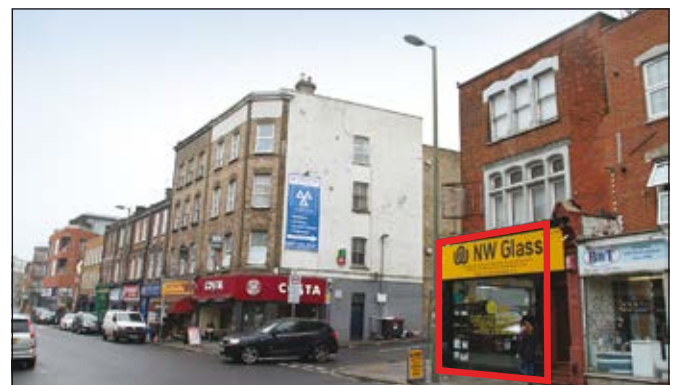
TENURE

Leasehold for a term of 999 years from 24th March 1989 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **I. Mahward t/a NW Glass Ltd as a Glazier** for a term of 12 years from 22nd October 2010 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2014 (Outstanding – no action taken) and 2018.



£12,000 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
Colman Coyle - Tel: 020 7354 3000
Ref: S. Tennant - Email: simon.tennant@colmancoyle.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