

**FIRST TIME ON THE MARKET FOR OVER 20 YEARS**



**SITUATION**

Occupying a prominent main road position in close proximity to **Screwfix, Leyland Paints, Co-Op** and 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, close to the A41 Hendon Way and within easy reach of **Brent Cross Shopping Centre**.

**PROPERTY**

A terraced building comprising a **Ground Floor Office** with separate front access to a **Large Self-Contained Flat** on the first and second floors plus potential to build into the loft space. There is also an enclosed **Rear Garden**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Office	Gross Frontage 18'0" Internal Width 13'3" Built Depth 34'11" WC (NIA Approx. 453 sq ft) Plus Kitchenette and outside area with storage vaults	<b>A. Feather (Letting Agent)</b>	165 Years from 24th June 2017	£100	FRI <b>Rent doubling every 33 years.</b>
First and Second Floor Flat and Garden	4 Bedrooms, Living Room, Kitchen, Bathroom / WC and external WC. <b>(GIA Approx. 1,140 sq ft)</b>	<b>VACANT</b>			

**Vacant Flat with Garden**

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**  
YVA Solicitors - Tel: 020 8445 9898  
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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