118 High Street, Northwood, Middlesex HA6 1BJ

*Reserve below £350,000
6 WEEK COMPLETION

SITUATION

Located at the junction with Emmanuel Road in this well established parade and only a short walk from Northwood Underground Station (Metropolitan Line - approx. 30 minutes to Baker Street).

Northwood is a prosperous and sought after residential suburb which lies approx. 14 miles north-west of central London and being approx. 4 miles from the M25 (Junction 18).

PROPERTY

A corner building comprising a **Ground Floor Corner Shop** with internal and separate side access to a **Large Self-Contained 2 Bed Flat** on the first floor and second floors with uPVC double glazing. There is also a **Front Forecourt.** In addition, there is a **large single story building used as a Clinic** at the rear with its own side entrance **(see Note 1)**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'5"
Return Frontage	20'0"
Internal Width	18'8" (max)
Built Depth	76'0"
Front Shop Area	Approx. 295 sq ft
Treatment Room Area	Approx. 75 sq ft
Waiting Room Area	Approx. 95 sq ft
WC	

Rear Single Story Clinic

Area	Approx. 560 sq ft

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 900 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **P & A Cook as a Health Shop and Therapy Centre** for a term of 10 years from 24th June 2007 **(see Note 2)** at a current rent of **£12,000 per annum** exclusive.

Note 1: There is potential (if possession could be obtained) to convert the upper part into 2 flats subject to planning together with the opportunity to redevelop the rear single story clinic to either residential or a modern office building, subject to planning.

Note 2: The lessees are holding over and no Notices have been served.

£12,000 per annum

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Axiom Stone - Tel: 020 8951 6984
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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