

6 WEEK COMPLETION



SITUATION

Located opposite the junction with The Drive in this established local shopping parade serving this popular and sought after north-west London. Edgware is located approximately 10 miles north-west of central London via the main A41.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Not inspected	Clifford North	250 years from 1st January 2015	Peppercorn	FRI
First & Second Floor Flat	Not inspected	4 individuals	250 years from 1st January 2015	Peppercorn	FRI

Note: The Freeholder insures – current Sum Insured is £358,805 and the current Premium is £1,766.40.

Ground Rent Investment

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
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.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