

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bridge Street within this established parade being just yards from this popular town centre and Pinner Underground Station (Metropolitan Line). Nearby multiples include **Caffé Nero, HSBC, Zaza, Coral, Barnardo's** and many more. Bishops Walk, a walkway adjacent to the property, provides direct pedestrian access to **M&S Simply Food**, which is located at the rear. Pinner is an affluent suburb which lies some 12 miles north-west of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 14'11" Internal Width 13'8" narrowing at rear to 9'10" Shop Depth 47'0" Built Depth 51'6" WC	Ed's Party Pieces Ltd (with 1 Guarantor) (trading as Newsagents and Party Goods) - visit: www. edspartypieces.co.uk	15 years from 1st January 2006	£17,500	FRI
Garage	Internal Width 8'6" Built Depth 17'9" Area Approx. 330 sq ft	Ed's Party Pieces Ltd	1 year from 1st January 2006	£1,000	IRI Holding Over
No. 17a (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower Room/WC (GIA Approx. 630 sq ft)	Individual	1 year from 1st January 2006 (see Note 2)	£9,000	Note 2: We understand the tenant has been in occupation since 1971 – Refer to Special Conditions and Tenancy Agreement in Legal Pack.

TOTAL £27,500

£27,500 per annum

The Surveyors dealing with this property are
ELLIOTT GREENE and JOSHUA PLATT

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

JOINT AUCTIONEERS
Broadlands – Tel: 01435 830 000
Ref: R. Verrell – Email: robert.verrell@broadlandscs.co.uk
VENDOR'S SOLICITORS
Bailey & Cogger - Tel: 01732 353305
Ref: G. Beach - Email: grahambeach@baileycogger.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 £750 (including VAT) upon exchange of contracts