



Situation

Located in this well-known main retail thoroughfare very close to Edgware Underground Station (Northern Line) and close to **The Broadwalk Shopping Precinct** which include **Marks & Spencer, WH Smith, Sainsbury's** and being close to multiples such as **Nando's, William Hill, Nationwide, Baskin Robbins, Tesco Express** etc.

Property

A terraced building comprising a **Ground Floor Shop** with separate rear access via a vehicular service road and a communal staircase to **2 Self-Contained Flats** on the first and second floors. In addition, there is potential for parking 2/3 small cars at the rear.

VAT is NOT applicable to this Lot

Freehold

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'9" Internal Width 18'2" Shop Depth 39'8" Built Depth 67'0" WC	Norwood Schools Ltd (Charity Shop)	5 years from 20th November 2015 (in occupation since 2005)	£20,000	FRI (excluding roof above Flat B) The tenant has not operated their November 2018 Break Clause.
Flat A (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Shower Room/WC	2 Individuals	1 year from 28th February 2018	£14,100	AST
Flat B (First and Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	4 Individuals	1 year from 8th July 2017	£15,360	AST
				Total: £49,460	

£49,460 per annum

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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View along Station Road



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