



Situation

Close to the junction with Priory Park Road in this busy retail thoroughfare opposite **Subway** and **KFC** and amongst other multiples including **Aldi**, **Poundland**, **Costa**, **Sports Direct**, **TK Maxx**, **Vodafone**, **Halifax** plus a host of local traders.

Kilburn High Road (A5) provides direct road access to central London, 5 miles to the south and is well served by Kilburn and Kilburn Park Underground Stations (Bakerloo & Jubilee Lines) and by numerous bus routes.

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 190 (Ground Floor Shop)	Gross Frontage 9'1" Internal Width 8'0" Shop Depth 40'5" Built Depth 51'0" WC	M. & M. Koteki (Locksmiths/ Tailors)	10 years from June 2018 (Renewal of a previous lease)	£21,000	FRI Rent Review 2023. Tenant's Break 2024. £10,000 Rent Deposit held.
No. 190b (Ground Floor Shop)	Gross Frontage 11'4" Internal Width 10'10" Shop Depth 39'6" Built Depth 50'6" WC	D. Zhang (Acupuncture & Chinese Medicines)	10 years from June 2018 (Renewal of a previous lease)	£23,000	FRI Rent Review and Tenant's Break 2023. £11,250 Rent Deposit held.
No. 190a Flats 1, 2, & 3 (First, Second & Third Floors)	3 Flats – Not inspected	190A Kilburn High Road Management Company	125 years from 25th March 1985	£200	FRI
				Total: £44,200	

Property

A mid-terrace building comprising **2 Ground Floor Shops** with separate rear access to **3 Self-Contained Flats** planned on first, second and third floors.

The property includes a yard and a brick built **Store** at the rear.

VAT is applicable to this Lot

Freehold

Vendor's Solicitors

Candey

Tel: 020 3370 8888 Ref: Richard Morris

Email: rmorris@candey.com

£44,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

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