



SITUATION

In this well-known shopping centre near to the junction with Hale Lane, midway between Mill Hill Broadway and Edgware Town Centre and close to the **Harvester Public House** and a **Co-op** (opening soon). Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41, M1 (Junction 4 - Northbound) and Edgware Underground Station (Northern Line).

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Storey Upper Part** used for **Office** and **Storage**.

There is a metal store building to the rear plus private parking area, which is approached from the rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'3"
Internal Width	18'4"
Shop & Built Depth	32'10"
Store Building	Approx. 190 sq ft
Site Depth	96'0"

First Floor

3 Rooms, Bathroom/WC

Second Floor

1 Room

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **I.D. Aldridge as a Plumbing Merchants** for a term of 5 years from 29th September 2015 at a current rent of **£14,250 per annum** exclusive.

Rent Review September 2018 (Not yet actioned)

Valuable Reversion 2020

PLANNING

Consent was granted on 26/3/2019 under Permitted Development for conversion into 2 self-contained flats:

- 1st Floor – 2 bedrooms, open plan Reception/Kitchen, Bathroom/WC
 - 2nd Floor – Studio
- Planning Ref. No. 19/1684/192. Plans available from Auctioneers.

Note 1: Once the conversion has been completed, Planning Consent can be applied for the addition of a rear dormer window at 2nd floor level to convert the studio flat into a 1 bedroom flat.

Note 2: Plans have been submitted with a planning application to extend the ground at the rear by 38'8" making the total Built Depth 71'2". Planning Ref No. 19/1688/FUL and the date of determination is 21st May 2019. Plans available from Auctioneers.

£14,250 per annum

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

Vendor's Solicitors

Axiom Stone
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page