



SITUATION

In the heart of this busy commercial centre close to the junction with the High Street, amongst a variety of multiple retailers including **Sainsbury's Local, Specsavers, Ladbrokes** and many more as well as being opposite Harrow and Wealdstone Station (Mainline and Bakerloo Line), which benefits from a 12 minute fast train to London Euston.

In addition, High Street Wealdstone is due to benefit from improvements from the Government's Future High Streets Fund.

Wealdstone is a popular area approx. 11 miles north-west of central London and less than 1 mile from Harrow town centre.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via Palmerston Road to **2 Self-Contained Flats** planned on first, second and third floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 7 (Ground Floor Shop)	Gross Frontage 17'2" Internal Width 15'9" (max) Shop & Built Depth 73'0" Office, WC Area Approx. 1,035 sq ft	V. Mathivathanan t/a Pillayar Food and Wine	20 years from 7th March 2012	£16,500	FRI (by way of service charge) Rent Reviews 2022 & 2027. £5,500 Rent Deposit held.
No. 7A (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 545 sq ft)	Westfield Estates Ltd	1 year from 1st May 2019	£16,560	AST
No. 7B (Second & Third Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Westfield Estates Ltd	1 year from 1st June 2019	£17,760	AST
				Total: £50,820	

¹Not inspected by Barnett Ross

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Barry Shaw
Email: barry@solts.co.uk

£50,820 per annum

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

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**