122/124 High Road, Willesden, London NW10 2PN



SITUATION

Occupying a prominent trading position at the junction with Sandringham Road in this residential and commercial area, nearby the **Willesden Medical Centre** and amongst a host of local eateries and amenities.

Willesden is a popular and sought after suburb approximately $5\frac{1}{2}$ miles north-west of central London, benefitting from excellent transport links via the Edgware Road (A5) and Willesden Green Underground Station (Jubilee Line).

PROPERTY

A substantial corner building comprising **2** interconnecting **Ground Floor Shops** with separate side access to **3 Self-Contained Flats** on the first and second floors benefitting from double glazing and gas central heating (not tested).

In addition, there is vehicular access from Sandringham Road to a rear service area.

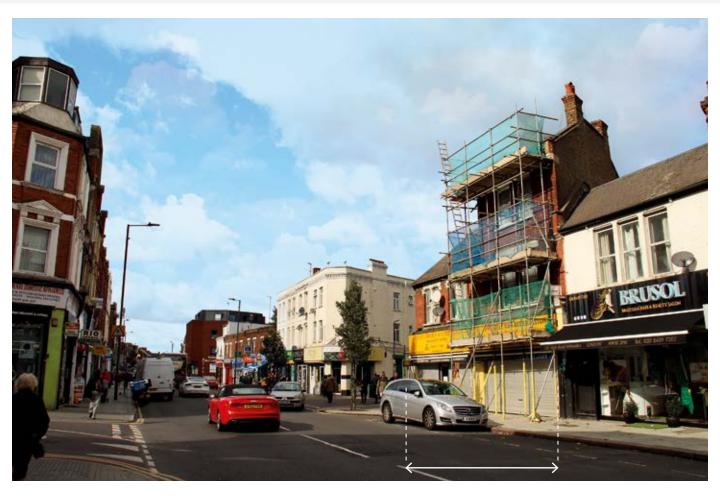
VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Part of the roof is being repaired and these works are expected to be completed prior to the auction.

Note 2: There may be potential to add a second floor above No.124, subject to obtaining the necessary consents.





TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 122 (Shop)	Gross Frontage Internal Width Shop Depth Built Depth Rear Store Area Approx. Store Room Area Approx.	19'0" 14'0" (max) 48'6" 57'7" 105 sq ft 55 sq ft			VACANT	
No. 124 (Corner Shop)	Gross Frontage 24'6" Return Window Frontage 9'9" Internal Width 21'2" (max) Shop Depth 34'4" Built Depth 47'7" Rear Store Area Approx. WC				VACANT	
No. 122A (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 555 sq ft)		2 individuals	1 year from 30th August 2010	£16,380	AST. Holding over. £1,000 Rent Deposit held.
No. 122B (Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 575 sq ft)		Individual	6 months from 24th March 2013	£11,440	AST. Holding over. £953.33 Rent Deposit held.
No. 124A (First Floor Flat)	1 Bedroom, Living Room, K Bathroom/WC (GIA Approx. 570 sq ft)	itchen,	2 individuals	from 25th April 2012 to 30th January 2013	£10,660	AST. Holding over.
					Total: £38,480 plus 2 Vacant Shops	

£38,480_{p.a.} Plus **2 Vacant Shops**

Vendor's Solicitors

Clifton Ingram LLP

Tel: 0118 957 3425 Ref: Tim Read Email: timread@cliftoningram.co.uk