



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 5½ 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.



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***Reserve below £1,300,000**

By order of Administrators
6 week completion



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 122 (Shop)	Gross Frontage 19'0" Internal Width 14'0" (max) Shop Depth 48'6" Built Depth 57'7" Rear Store Area Approx. 105 sq ft Store Room Area Approx. 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. 185 sq ft 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, Kitchen, Bathroom/WC (GIA Approx. 570 sq ft)	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

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