



SITUATION

Occupying a prominent trading position opposite **Subway** and **KFC** in this busy residential and commercial centre within close proximity to Rayners Lane Station (Metropolitan & Piccadilly Lines) and amongst such other multiples as **Wenzels**, **Costa**, **Sainsburys Local**, **Iceland** and **Dominos** as well as a host of local traders.

Rayners Lane is a popular suburb situated approx. 9½ miles north-west of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'6" Internal Width 22'9" (max) Shop Depth 28'4" Built Depth 43'0" WC Basement Area Approx 600 sq ft External WC	K. Rajamanoharan, S. Ponnambalam and S. Rajamanoharan t/a as a Grocers/ Internet Café	12 years from 22nd May 2009	£16,000	FRI (by way of service charge) Rent Review May 2017 (Not actioned)
First Floor Flat	Not inspected	Individual(s)	125 years from 24th June 2012	£150	FRI (by way of service charge). Rent doubles every 25 years.
Second Floor Flat	Not inspected	Individual(s)	125 years from 25th December 2012	£200	FRI (by way of service charge). Rent doubles every 25 years.
				Total: £16,350	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access via a communal balcony to **2 Self-Contained Flats** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

£16,350 per annum

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

Vendor's Solicitors

Bude Nathan Iwanier LLP
Tel: 020 8456 5656 Ref: Daniel Homburger
Email: dh@bnilaw.co.uk

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