



### SITUATION

Located opposite Kensal Rise (Overground) Station and close to the junction with Wrentham Avenue in this busy retail thoroughfare nearby such multiples as **Costa** and **WHSmith Local** and a host of independent retailers.

Kensal Rise is a popular and fast developing residential area situated less than 5 miles north-west of central London.

**VAT is NOT applicable to this Lot**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 Bridge House (Ground Floor Shop)	Internal Width 14'1" Shop Depth 24'5" Built Depth 28'6" WC	<b>Kensal Eyes Opticians Ltd (with Guarantor)</b>	15 years from 24th December 2007	£18,500	FRI <b>£6,258 Rent Deposit held.</b>
No. 2 Bridge House (Ground Floor Shop)	Internal Width 14'4" Shop Depth 23'9" Built Depth 28'6" WC	<b>BAZ Trading &amp; Investments Ltd (t/a Winkworth Estate Agents)</b>	10 years from 16th May 2010	£15,500	FRI <b>£3,268 Rent Deposit held.</b>
No. 3 Bridge House (Ground Floor Shop)	Internal Width 15'0" Shop Depth 23'11" Built Depth 28'6" WC	<b>BAZ Trading &amp; Investments Ltd (t/a Winkworth Estate Agents)</b>	10 years from 25th December 2015	£17,000	FRI <b>Rent Review 2020</b>
No. 4 Bridge House (Ground Floor Shop)	Internal Width 15'6" Shop Depth 24'2" Built Depth 28'6" WC	<b>Cable Co Ltd (Coffee Shop)</b>	10 years from 28th October 2013	£18,750	FRI
No. 6 Bridge House (First Floor Office)	Area Approx. 665 sq ft <sup>1</sup> WC	<b>Cyron Housing Co-operative</b>	10 years from 4th September 2011	£17,000	FRI
First & Second Floor Flats	1st Floor – 1 Flat 2nd Floor – 2 Flats	<b>Various</b>	Each for 119 to 126 years from between 2006 & 2009	Peppercorn	Each FRI
				<b>Total: £86,750</b>	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

### PROPERTY

An attractive mid terrace building comprising **4 Ground Floor Shops** with separate front access to a **Self-Contained Office** on the first floor and **3 Self-Contained Flats** on the first and second floors.

### TENURE

**Leasehold for a term of 99 years from 8th June 1936 (thus having approx. 15½ years unexpired) at a fixed ground rent of £270 p.a.**

### Vendor's Solicitors

Sheridans  
Tel: 020 7079 0100 Ref: Tafazzul Ali  
Email: tali@sheridans.co.uk

# £86,750 per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

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**