



SITUATION

Located close to the corner of Rutland Park, just south of Willesden Green Underground Station (Jubilee Line), and amongst such multiple retailers as **Ladbrokes, Sainsbury's Local, Costa, Foxtons, Co-op** and **NatWest** as well as a host of established local traders serving the surrounding highly sought after residential area.

Willessden Green is a busy north west London suburb lying between Willessden and West Hampstead being approx. 4 miles north-west of central London.

PROPERTY

Forming part of terrace building comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	22'0"
Internal Width	18'11"
Shop Depth	34'1"
Built Depth	52'8"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 14th April 2011 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Walm Lane Cafeteria Ltd (with 2 personal guarantors) as a Café/Coffee Shop** for a term of 15 years from 7th June 2019 at a current rent of **£24,500 per annum** exclusive.

Rent Reviews 2024 and 2029

Tenant's Break June 2022

£24,500 per annum

The Surveyors dealing with this property are **Nathan Schindler** and **Steven Grossman**

Vendor's Solicitors

BA International Solicitors
Tel: 07767 216 956 Ref: Amjad Salfiti
Email: amjad@bais.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**