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SITUATION

Located close to the junction with Dryfield Road in this well established local parade adjacent to **Londis & Post Office** and which also houses **William Hill, Nisa Local** and a **Pharmacy**, midway between Burnt Oak and Mill Hill.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Yard	Gross Frontage 19'3" Internal Width 18'4" (max) Shop & Built Depth 30'11" Outside WC Plus Rear Yard	Heyword Limited (Dry Cleaners)	15 years from 19th September 2014	£9,000	FRI Rent Review 2024. The tenant did not operate their 2019 Break Clause.
First & Second Floor Flat	5 Bedrooms, Living Room, Kitchen, Bathroom, Separate WC (GIA Approx. 1,035 sq ft)	Notting Hill Genesis	3 years from 4th June 2018 (see Note 2)	£16,380	
				Total: £25,380	

Note 2: The tenant has an option to take a further 6 month term from 4th June 2021 at the same rent provided they notify the Landlord before the 4/5/21 and the tenant has already offered to renew for a term of between 1 and 5 years to which the Landlord has not responded.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 5 Bed Flat** on the first and second floors.

In addition, the property benefits from vehicular access to a Rear Yard (see Note 1) accessed from Gold Lane.

Note 1: There may be potential to extend the property at the rear for either commercial or residential use, subject to obtaining possession and the necessary consents.

Note 3: Floor plan of flat available from the Auctioneers.

£25,380 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.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'**