



SITUATION

In this well known shopping location amongst such other multiple retailers as **Boots**, **Ladbrokes** and **Costcutter** as well as a host of independent local traders.

Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a service road approached from Wadham Gardens to a **Self-Contained Flat** planned on the first and second floors, a private parking area and a rear entrance to the shop.

ACCOMMODATION

No. 21 - Ground Floor Shop

Gross Frontage	20'6"
Internal Width	18'6"
Built Depth	46'0"

No. 22 - First & Second Floor Flat

5 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. & A. Rugeiro t/a Golden Crust Bakery** for a term of 20 years from 24th June 2003 at a current rent of **£19,500 per annum** exclusive.

Valuable Reversion June 2023

Note 1: The shop was closed at the time of our inspection as the lessees were abroad, but the shop is due to re-open on 30th August 2021 when a new photograph will be taken which will be available from the Auctioneers upon request.

Note 2: We understand the flat is sublet on an AST at £12,000 p.a. (£1,000 pcm).

£19,500 p.a. with
Valuable Reversion in 2023

Joint Auctioneers

Stanwood Professional Services
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Vendor's Solicitors

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