



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 Café/Restaurant** with separate rear access via a service road approached from Wadham Gardens and Whitton Avenue West to a **Self-Contained Flat** planned on the first and second floors, plus a private parking area for 3 cars.

ACCOMMODATION

No. 19 - Ground Floor Café/Restaurant

Gross Frontage 21'2"
Internal Width 18'7"
Built Depth 46'4" (in addition there is a metal container at the rear which is a tenant's improvement and provides an extra 19'6" depth to the kitchen)
WC

No. 20 - First & Second Floor Flat

4 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 **H. Akar and A. Koksal as a Café/Restaurant** for a term from 2nd October 2017 to 9th July 2042 at a current rent of **£18,400 per annum** exclusive.

Rent Reviews 2022 and 5 yearly

Note: The Freehold of the adjoining property (Nos. 21/22) sold for £597,000 in our September 2021 Auction.

£18,400 per annum

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

Joint Auctioneers

Stanwood Professional Services
Tel: 020 7692 0708 Ref: Stephen Strachan
Email: steve@stanwoodestates.co.uk

Vendor's Solicitors

BACI Solicitors
Tel: 020 8349 7680 Ref: David Conway
Email: d.conway@baciasolicitors.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'**