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SITUATION

Occupying a prominent corner position at the junction with Barnfield Road in this established shopping centre, opposite **Costa** and amongst such multiples as **William Hill, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A prominent corner building comprising a **Ground Floor Shop** with internal and separate side access to **Office/Ancillary Accommodation** on the first floor. In addition, the property includes part of the side forecourt along the Barnfield Road frontage – refer to Title Plan in the legal pack.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'0"
Return Window Frontage	33'10"
Internal Width	23'11"
Shop & Built Depth	69'4"
WC	

GIA incl. stairs **Approx. 1,580 sq ft**

First Floor Offices/Ancillary

6 Rooms, 2 Stores, WC	
GIA incl. stairs	Approx. 1,580 sq ft

Total GIA Approx. 3,160 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Shri Nagin Properties Ltd as a Hair & Beauty Salon** for a term from 20th May 2021 (in occupation since 2019) to 28th September 2035 at a current rent of **£28,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Note 1: There is a £7,000 Rent Deposit held.

Note 2: There is potential to convert part of the property into a number of flats, subject to obtaining possession and the necessary consents.

£28,000 p.a. Plus Potential Development Opportunity

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Sutton-Mattocks & Co LLP
Tel: 020 8876 8811 Ref: Susan Goddard
Email: sg@suttonmattocks.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'**

