



SITUATION

On the junction with Wood Lane, in this shopping parade close to branches of **The Co-operative Funeralcare, Co-Op Convenience Store, Ladbrokes** and a host of local traders all serving this popular suburb.

Kingsbury is situated between Wembley and Brent Cross and lies approximately 8 miles north-west of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'0"
Internal Width	32'3"
shop narrowing to	17'6"
Shop Depth	39'4"
Built Depth	51'2"
WC	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years from 18th August 2009 (thus having approx. 112½ years unexpired) at a peppercorn ground rent.



TENANCY

The entire property is let on a full repairing and insuring lease to **Bestway National Chemist Limited t/a Well Pharmacy (having 760 branches)** (T/O for Y/E 30/06/2020 £699m, Pre-Tax Profit £5.97m and Shareholders' Funds £152.5m) for a term of 15 years from 6th October 2014 at a current rent of **£19,000 per annum** exclusive.

Rent Review & Tenant's Break 2024

Note: The Tenant did not exercise their 2019 Break Option.

£19,000 per annum

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

Vendor's Solicitors

YVA Solicitors

Tel: 020 8445 9898 Ref: Constantine Alexandrou

Email: ca@yvasolicitors.com

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