



## SITUATION

Occupying a prominent position on Holders Hill Circus, nearby **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units.

Holdes Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

## PROPERTY

Forming part of a shopping parade comprising a mid-terrace **Ground Floor Double Shop**. The parade benefits from layby parking.

## ACCOMMODATION

### Ground Floor Double Shop

Gross Frontage	52'3"
Internal Width	50'2"
Shop & Built Depth	33'10"
2WCs	

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on an effectively full repairing and insuring lease to **K. Rajendran & N. Rajendran t/a Thornfield Supermarket (Convenience Store & Post Office)** for a term of 15 years from 25th March 2017 at a current rent of **£23,500 per annum** exclusive.

Rent Reviews March 2022 (Outstanding – Landlord quoted **£35,000 p.a.**) and 2027.

**Note 1: The lessees have been in occupation since 2007.**

**Note 2: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.**

**£23,500** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Quinta Law  
Tel: 020 3002 9500 Ref: Jonathan Daniels  
Email: jonathan@quinta.law

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'**

View of the parade



View of the parade

