



SITUATION

Occupying a prominent position on Holders Hill Circus, nearby multiples such as **Post Office**, **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. Holders 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 Shop**. The parade benefits from layby parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	37'3"
Internal Width	30'10" (max)
Shop & Built Depth	32'11"
WC	

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 **B. Abbasi t/a Dandy Dry Cleaners** for a term of 15 years from 1st November 2009 at a current rent of **£11,500 per annum** exclusive.

Rent Reviews November 2014 (Outstanding – Landlord quoted £14,500 p.a.) and November 2019 (Outstanding – Landlord quoted £17,500 p.a.).

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

£11,500 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

