

Lot 3

7 Thornfield Parade, Holders Hill Road,
Mill Hill, London NW7 1LN



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	33'6"
Internal Width	31'3"
Rear Width	13'4"
Shop & Built Depth	35'10"
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 **Squires Estates Limited (Estate Agents)** for a term of 10 years from 5th December 2018 at a current rent of **£16,000 per annum** exclusive.

Rent Review December 2023

Note 1: There is a **£6,250 Rent Deposit** held.

Note 2: The lessees have been in occupation since 2008.

Note 3: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

£16,000 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' page

View of the parade



View of the parade

