



SITUATION

In this well-known shopping location amongst such other multiple retailers as **Boots**, **Ladbrokes** and **Costcutter** as well as a host of independent local traders.

Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'5" Internal Width 17'1" Shop Depth 38'8" Built Depth (incl. Rear Store) 70'2" WC	A. Paskaralingham (General Store) (See Note 1)	5 years from 15th February 2021	£13,750	FRI There is a 3 month Rent Deposit held.
First Floor Flat	Not inspected	Individual	154 years from 25th January 2017	Peppercorn	FRI
Second Floor Flat	Not inspected	2 individuals	207 years from 25th December 1993	Peppercorn	FRI
				Total: £13,750	

Note 1: The tenant is waiting the approval for a Post Office Licence and is currently trading on a part time basis. The rent is fully paid up to date and the tenant also trades from another shop in Oldfields Circus.

Note 2: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

£13,750 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.co.uk

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'**

Interior view

