



## SITUATION

Occupying a prominent corner position at the junction with Manor Park Crescent and High Street, amongst a host of local traders as well as being just a short walk from Edgware Underground Station (Northern Line).

Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

## PROPERTY

A substantial corner building comprising:

- **Ground and First Floor Clinic (Medical Use) – see Note 1.**
- **5 Self-Contained Flats (3 x 2 beds, 1 x 1 bed & 1 x studio)** planned on first, second and third floor levels accessed directly from High Street.
- **Car Park for 2 cars.**
- **2 Ground Floor Units and Basement.**

VAT is NOT applicable to this Lot

**FREEHOLD**

**Note 1: There may be potential to create additional Residential Units by converting the Clinic and extending on to the side car park, subject to obtaining possession and the necessary consents.**

**Note 2: Floor plans are available in the legal pack.**

**Note 3: Refer to Auctioneers for the video tours of the flats and the clinic.**

**Note 4: There is a 5 week completion.**



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**£86,439.96** per annum

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

## Vendor's Solicitors

Gattas Denfield LLP

Tel: 020 8204 7181 Ref: Manjula Bolaky

Email: manjulab@gattas.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 114a (Ground & First Floor Clinic plus side Car Park)	<b>Ground Floor</b> GIA Approx. 430 sq ft incl. Shower Cubicle & WC <b>First Floor</b> GIA Approx. 415 sq ft  <b>Total GIA Approx. 845 sq ft</b>  <b>Plus side Car Park for 2 cars</b>	<b>Alfie Medical Ltd</b> <b>(with personal guarantor)</b> <b>(Cosmetic surgery - visit:</b> <b>www.londoncosmeticsurgery.</b> <b>co.uk)</b>	5 years from 23rd November 2021 (excl. s.24-28 of L & T Act 1954)	£18,000	FRI (subject to a schedule of condition). <b>Mutual Break at any time on 12 months prior notice. The Party that serves the Break Notice pays a 6 month rent penalty to the other Party.</b> <b>£4,800 Rent Deposit held.</b>
Flat 1 (First Floor)	2 Bedrooms, Living Room, Kitchen (with utility room), Bathroom/WC <b>(GIA Approx. 592 sq ft)</b>	<b>Individual</b>	1 year from 27th June 2022 <i>(In occupation since 2011)</i>	£13,779.96 <i>(£1,148.33 pcm)</i>	AST <b>£1,250 Rent Deposit held.</b>
Flat 2 (First Floor)	Studio, Kitchen, Bathroom/WC <b>(GIA Approx. 273 sq ft)</b>	<b>Individual</b>	1 year from 4th November 2022	£11,040 <i>(£920 pcm)</i>	AST <b>£1,061 Rent Deposit held.</b>
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 447 sq ft)</b>	<b>Individual</b>	1 year from 23rd October 2022 <i>(In occupation since 2020)</i>	£12,600 <i>(£1,050 pcm)</i>	AST <b>£1,096 Rent Deposit held.</b>
Flat 4 (Second Floor – split level)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 690 sq ft)</b>	<b>2 Individuals</b>	1 year from 17th August 2022 <i>(In occupation since 2015)</i>	£14,820 <i>(£1,235 pcm)</i>	AST <b>£1,275 Rent Deposit held.</b>
Flat 5 (Third Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus roof terrace <b>(GIA Approx. 671 sq ft)</b>	<b>Individual</b>	1 year from 28th November 2022 <i>(In occupation since 2008)</i>	£16,200 <i>(£1,350 pcm)</i>	AST <b>£910 Rent Deposit held.</b>
Nos. 112-114 High Street	<b>2 Ground Floor Units and Basement</b> Not inspected	<b>575 Finchley Road Ltd</b>	999 years from 25th December 2004	Peppercorn	FRI
				<b>Total: £86,439.96</b>	