



SITUATION

Occupying a prime trading position in the heart of this well-known and popular shopping centre, adjacent to **Ellis&Co** and nearby other multiples such as **Boots, Holland & Barrett, PaddyPower** and a variety of independent retailers, cafés and restaurants.

Golders Green is a sought-after and affluent suburb situated approximately 5 miles north-west of Central London which is well served by Golders Green Underground Station (Northern Line).

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop** with rear access to Golders Way.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	18'6"
Shop & Built Depth	59'7"
WC	

VAT is NOT applicable to this Lot

View from Property



TENURE

Leasehold for a term of **999 years** from 2nd June 2021 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Marie Curie as a Charity Shop (having approx. 133 branches)** for a term of 10 years from 4th April 2019 at a current rent of **£33,500 per annum exclusive**.

Rent Review and Tenant's Break April 2024

£33,500 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Shoosmiths

Tel: 03700 868 832 Ref: Daniel Halstead

Email: daniel.halstead@shoosmiths.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'**