



## SITUATION

Located close to the junction with Linacre Road in this well-known and established retail thoroughfare amongst multiples such as **German Doner Kebab, Ladbrokes, Domino's, TaxAssist Accountants** and **Costa** and a variety of independent traders.

Willesden is popular location situated approximately 5 miles north-west of Central London.

## PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop** with additional rear entrance together with a **Basement**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'6"
Internal Width	18'3"
Shop Depth	30'6"
Built Depth	36'0"

WC

### Basement

Storage	Approx. 720 sq ft
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VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 30th July 2021 at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease to **The Wine Merchant (Off Licence) (having 4 branches)** for a term of 15 years from 12th July 2013 at a current rent of **£25,000 per annum** exclusive.

Rent Review July 2023

**£25,000** 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](mailto: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'**

